

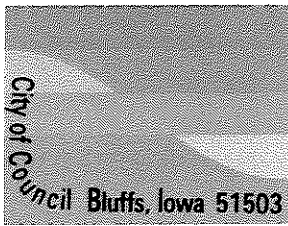
CITY CLERK
(712) 328-4616

AGENDA

**CITY COUNCIL STUDY SESSION
COUNCIL CHAMBERS
MONDAY, DECEMBER 8, 2008
3:45 P.M.**

- A. Discussion of expanding C-4 designation for outdoor service
- B. Playland Park Update
- C. Review of Agenda





CITY CLERK
(712) 328-4616

COUNCIL AGENDA, CITY OF COUNCIL BLUFFS, IOWA
REGULAR MEETING DECEMBER 8, 2008 7:00 P.M.
COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL
209 PEARL STREET

AGENDA

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER

3. CONSENT AGENDA

- A. Approval of agenda and tape recording of this proceeding be incorporated into official minutes
- B. Reading, correction and approval of minutes of the November 24, 2008 regular Council meeting

4. PUBLIC HEARINGS:

- A. Ordinance 6016, amending the zoning map of the City of Council Bluffs by changing the district designation of a 25-acre parcel located east of East Manawa Drive and South of the Tank Farm, formerly known as 4725 Navajo, from its present designation as A-2/Parks, Estates and Agricultural to I-1/Light Industrial, as set forth in the Municipal Code of Council Bluffs, Iowa
- B. Ordinance 6017, amending the zoning map of the City of Council Bluffs by changing the district designation of certain property located west of Simms Avenue at Dillman Drive, from its present designation as R-1/Single Family Residential to R-3/Low Density Multi-Family Residential with a P-R/Planned Residential Overlay, as set forth in the Municipal Code of Council Bluffs, Iowa
- C. Ordinance 6018, amending the zoning map of the City of Council Bluffs by changing the district designation of the former Playland Park site located from North 40th Street to the Missouri River levee between Avenue B and Interstate 480 right-of-way, from its present designation as R-4/High Density Multi-family Residential with a PR/Planned Residential Overlay and a A-2/Parks, Estates and Agricultural District to R-4/High Density Multi-Family Residential District with a PR/Planned Residential overlay and A-2/Parks, Estates and Agricultural District as set forth in the Municipal Code of Council Bluffs, Iowa
- D. Resolution 08-357, authorizing disposal of excess City right-of-way located between Avenues F and G and between Curtis and North 6th Streets
- E. Resolution 08-358, approving the plans, specification, form of contract and cost estimate for the Avenue G Viaduct/Corridor Project

5. ORDINANCES ON FIRST READING:

- A. Ordinance 6019, providing that the targeted jobs withholding credit collected each year in connection with certain property located within the Amended Old Airport urban Renewal Area of the City of Council Bluffs, be paid into a designated account in the special fund previously established by Ordinance 5912
- B. Ordinance 6020, providing that the targeted jobs withholding credit collected each year in connection with certain property located within the Amended Manawa Business Park Urban Renewal Area of the City of Council Bluffs, be paid into a designated account in the special fund previously established by Ordinance 5924



6. RESOLUTIONS:

- A. Resolution 08-356, authorizing the Mayor to execute a document entitled "Consent to Transfer" to assist in the transfer of property between Union Pacific Railroad, Midwest Walnut and Red Giant Oil
- B. Resolution 08-359, intent to dispose of City property legally described as the south 39 feet of Lots 11 and 12 and the South 10 feet of Lot 13, Bayliss 1st Addition and scheduling public hearing for January 12, 2009 at 7:00 p.m.
- C. Resolution 08-360, approving Planned Residential Development Plan for Colonial Village Apartment and Townhome Villas
- D. Resolution 08-361, granting preliminary plan approval for River's Edge Subdivision
- E. Resolution 08-362, adopting a Planned Residential Development Plan for River's Edge Subdivision
- F. Resolution 08-363, approving FY 2009-10 Capital Improvement Program for sales tax, downtown streetscape, and Playland sanitary sewer projects
- G. Resolution 08-364, authorizing the Mayor and City Clerk to execute an agreement with Snyder & Associates for engineering services in connection with the 2nd Avenue pump station/trunk sewer
- H. Resolution 08-365, authorizing the Mayor and City Clerk to execute an agreement with the Schemmer associates for engineering services in connection with the Lower Bennett Rehabilitation project, Phase I
- I. Resolution 08-366, authorizing the Mayor and City Clerk to execute an agreement with Ehrhart Griffin & Associates for engineering services in connection with the 31st Street Improvements Project, Phase III, Avenue A to Avenue E
- J. Resolution 08-367, authorizing the Mayor and City Clerk to execute an agreement with the Schemmer Associates for engineering services in connection with the South 32nd Street Sanitary Sewer Improvements
- K. Resolution 08-368, authorizing the Mayor and City Clerk to execute an agreement with HGM & Associates, Inc. for engineering services in connection with the south 13th Street Improvements, Phase IV
- L. Resolution 08-369, approving Change Order #1 for the digester cover repair adding \$104,908.71 to the original contract amount
- M. Resolution 08-370, adopting the Playland Park Master Plan, Amendment 1
- N. Resolution 08-371, authorizing the Mayor to submit an application to the Iowa Department of Economic Development Department (IDED) for U.S. Department of Housing and Urban Development (HUD) Neighborhood Stabilization Program (NSP) funds
- O. Resolution 08-372, authorizing designation of part of the South side of the 100 Block of West Broadway as a Brownfield Redevelopment Area as defined by the U.S. Environmental Protection Agency (EPA)
- P. Resolution 08-373, authorizing the Mayor to execute a \$328,300 special purpose economic development initiative (EDI) grant agreement and other necessary documents with the U.S. Department of Housing and Urban Development for the Sunset Park North Neighborhood Redevelopment Project

- Q. Resolution 08-374, accepting the work of Collins Properties, Inc., for the Mid-City Trail Grading, Phase I Project and authorizing the Finance Director to issue a City check in the amount of \$3,222.30
- R. Resolution 08-375, authorizing the Mayor to execute Amendment #1 to the development agreement with Porter Homes, Inc. for Lots 1,2,3,4,5, and 6 in Porter's Park Side Subdivision
- S. Resolution 08-376, authorizing the Mayor to execute a development agreement with BP Quality Homes LLC, for Lots 7,8,9,10,11 and 12 in Porter's Park Side Subdivision
- T. Resolution 08-377, authorizing submission of Amendment #1 to EZ Agreement 08-HEZ-024 to the Iowa Department of Economic Development (IDED) by the Council Bluffs Enterprise Zone Commission and Porter Homes, Inc., for Enterprise Zone benefits
- U. Resolution 08-378, authorizing the Mayor to execute an agreement between the City of Council Bluffs, the Council Bluffs Industrial Foundation, Inc., and the Gable Corporation

7. RECEIVE AND FILE ITEMS:

- A. Two Notices of Claim/Loss

8. APPLICATIONS FOR PERMITS AND CANCELLATIONS:

- A. Application for renewal of liquor license:
 - 1) HyVee #2, Mall of the Bluffs
 - 2) Skeeter Barnes Steaks, 1751 Madison Avenue, #634
- B. Application for renewal of liquor license (continued from 11/24/08):
 - 1) Goofy's, 807 South 21st Street

9. OTHER BUSINESS BEFORE CITY COUNCIL:

10. ADJOURNMENT

RECORD OF PROCEEDINGS

CALL TO ORDER	A regular meeting of the Council Bluffs City Council was called to order by the Honorable Mayor, Thomas P. Hanafan, on Monday, November 24, 2008 at 7:00 p.m.
ATTENDANCE	Council Members present: Darren Bates, Scott Belt, Lynne Branigan, Matt Schultz and Matt Walsh. Staff present: Richard Wade, City Attorney and Marcia L. Worden, Deputy City Clerk.
CONSENT AGENDA	Walsh and Branigan moved and seconded the approval of the consent agenda. Unanimous.
PUBLIC HEARINGS Resolution 08-351	Held Public Hearing regarding Resolution 08-351, approving debt certification forms, appropriating funds and directing filing of the certifications for the Original 1983 Urban Renewal Area to the Pottawattamie County Auditor. Branigan and Belt moved and seconded approval of Resolution 08-351. Unanimous.
Resolution 08-352	Held Public Hearing regarding Resolution 08-352, approving debt certification forms, approving an advance of funds for repayment, appropriating funds, and directing filing of the certifications to the Pottawattamie County Auditor for the Playland Park Urban Renewal Area. Belt and Bates moved and seconded approval of Resolution 08-352. Unanimous.
RESOLUTIONS Resolution 08-203	Belt and Branigan moved and concurred with the recommendation made by the Planning Commission/Community Development Department to deny Resolution 08-203, regarding the vacation and disposal of 24 th Avenue right-of-way between South 18 th and South 19 th Streets and abutting Lot 6, Wyatt 2 nd Subdivision and abutting Blocks 21 and 36, Railroad Addition. Council Member Bates pointed out that this item had been postponed for a new replat application and none was received by City staff. Unanimous.
Resolution 08-353	Schultz and Belt moved and seconded approval of Resolution 08-353, approving the purchase of one (1) Bobcat Toolcat utility machine for the Parks, Recreation and Public Property Department, and authorizing the Director of Finance to purchase said equipment. Unanimous.
Resolution 08-354	Belt and Bates moved and seconded approval of Resolution 08-354, authorizing the Mayor and City Clerk to execute an agreement with Eriksen Construction for the US 275/Missouri River Stormwater Pump Station. Unanimous.
Resolution 08-355	Branigan and Bates moved and seconded approval of Resolution 08-355, to award the Vehicle Towing and Storage Contract to Arrow Towing, Inc. Council Member Branigan mentioned she was glad the issue was resolved. Unanimous.
RECEIVE & FILE ITEMS	Walsh and Branigan moved and seconded approval of Receive and File Items 6A thru 6E: 6A. Annual Financial Report; 6B. Two (2) Notices of Claim; 6C. Fund Balance Comparison; 6D. Cash Balance Statement, October 31, 2008; 6E. List of Bills, October 31, 2008. Unanimous.

RECORD OF PROCEEDINGS

APPLICATIONS FOR PERMITS & CANCELLATIONS

Walsh and Bates moved and seconded approval of Liquor License Renewals, Items 7A (1, 2 4-11) 1. Applebee's Neighborhood Grill, 3000 Dial Drive; 2. Casey's General Store, 511 23rd Avenue; 4. Great Wall, 900 Woodbury Avenue; 5. Horseshoe Casino, 2701 23rd Avenue; 6. Lake Manawa Convenience, 1115 Veterans Memorial Highway; 7. Main Street Tavern, 519 South Main Street; 8. Pizza King, 1101 North Broadway; 9. Red Onion Restaurant, 3621 9th Avenue; 10. U-Stop #19, 1928 Sherwood Drive; 11. U-Stop #20, 701 32nd Avenue. Unanimous.

Walsh and Bates moved and seconded the postponement of Item 7A (3) the Liquor License renewal application for Goofy's, 807 South 21st Street, until December 8, 2008 at 7:00 p.m. Heard from Ed Rutledge, 1325 23rd Avenue, owner of Goofy's, questioning the postponement. Wade indicated the postponement was generated by multiple calls and arrests made at the business; a meeting would be scheduled between the business owner's and City staff. Unanimous.

Branigan and Bates moved and seconded approval of Item 7B, "New" Native Wine Permit for Ameristar Casino, 2200 River Road. Unanimous.

Council Member Belt noted although the towing contract was awarded, there were still unresolved issues which would be addressed by the end of the 3-year contract period; Belt also wished everyone a happy and safe Thanksgiving.

Council Member Bates thanked the Boy Scouts for attending the City Council meeting.

Council Member Walsh shared that this meeting was one of the shortest in thirteen years with the shortest meeting ending in six minutes.

ADJOURNMENT

Belt and Bates moved and seconded adjournment at 7:08 p.m. Unanimous.

The tape recording of this proceeding, though not transcribed, is part of the record of each respective action of the Council. The tape recording of this proceeding is incorporated into these official minutes of this Council meeting as if they were transcribed herein.

Thomas P. Hanafan, Mayor

ATTEST:

Marcia L. Worden, Deputy City Clerk

Council Communication

Department: Community Development Case No. ZC-08-014 Applicant: Michael Collins	Ordinance No. <u>6016</u>	City Council: 11/24/08 Planning Commission: 11/12/08 First Reading: 11/24/2008 Second Reading: 12/08/2008 Third Reading:
Subject		
<p>Request of Michael Collins, 520 – 21st Avenue, Council Bluffs, IA 51501, to rezone the South 908.9 feet of the SE¼ NW¼ of Section 18-74-43 lying east of Lateral 5 (except City) from A-2/Parks, Estates and Agricultural to I-2/General Industrial. This 25 acre parcel is located east of East Manawa Drive and south of the tank farm and is formerly known as 4725 Navajo.</p>		
Background		
<p>Michael Collins is requesting rezoning of the above described property from A-2/Parks, Estates and Agricultural to I-2/General Industrial in order to market the 25 acre parcel to industrial users as described in the attached letter from the applicant. He is currently using the property for his contracting/hauling business.</p> <p>The subject property is zoned A-2 and was previously occupied by a residential structure which has since been removed. Property to the north and east, zoned I-2, is occupied by the tank farm. Land to the south and west, zoned A-2, is vacant/agricultural in use.</p> <p>No response has been received from any property owner within 200 feet.</p> <p>City Departments and utilities were notified of the requested rezoning. Black Hills Energy responds as follows: “Black Hills Energy has no conflict with this case. As a side note, we are currently installing an extension to our system that will be able to handle any needs that this area might have.”</p> <p>The Water Works indicates there is no water to this area. The closest mains are located to the north running east/west in Veterans Memorial Highway and Tank Farm Road and to the south at the intersection of Navajo and East Manawa Drive.</p> <p>Public Works notes that “parcel access is field access drive and field access bridge across Lateral 5 to East Manawa Drive. Enhancements of the Lateral 5 crossing and drive are required to support intended zoning change.” Public Works would also request efforts be discussed for the applicant to provide an access easement across the south part of the property to accommodate future interior access needs.</p> <p>MidAmerican Energy has no objection to the rezoning of this property. They have an overhead electric line following the driveway into this property. The developer must maintain all clearances from the existing facilities and will pay for all costs associated with extending or relocating any of these facilities.</p>		
Discussion		
<p>This property was zoned for industrial use from the time it was annexed into the City until January, 2003 when this parcel and the area to the west and north was down-zoned to A-2. One reason for the down-zoning was to cause any proposed development to be reviewed to ensure that appropriate services are available to serve the area. Water is not available in East Manawa Drive and will need to be extended. Sanitary sewer is available. Lateral 5, located on the west edge of the property, provides a means for storm water conveyance.</p> <p>The requested rezoning to I-2 would be a natural extension of the I-2 zoning to the north and east. However, the East Manawa Plan identifies the subject property and the areas west and south of the tank farm as I-1/Light Industrial.</p> <p style="text-align: center; margin-top: 20px;">4 A</p>		

Allowing a contractor yard and trucking business under the I-2 zoning could deter the ability to develop the property to the east and south. However, if the property were zoned I-1/Light Industrial the applicant would need to apply for a conditional use permit for a trucking business. A contractor yard would not be permitted. Through the conditional use process, the Zoning Board of Adjustment could impose certain conditions such as screening, fencing, construction commencement and completion dates, lighting, operational controls, improved traffic circulation, highway access restrictions, yards, parking requirements, the duration of the use or ownership, or any other requirement which the board deems appropriate under the circumstances.

Recommendation

The Community Development Department recommends denial of the request to rezone the subject property to I-2/General Industrial and instead recommends an I-1/Light Industrial designation, subject to water service being extended to serve the site.

Public Hearing

Brian Leaders, the Schemmer Associates, representing Mike Collins appeared before the Planning Commission in favor of the request. No one appeared in opposition.

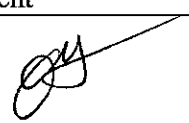
Planning Commission Recommendation

The Planning Commission recommends rezoning to I-1/Light Industrial, subject to the extension of water service to the property.

VOTE: AYE 10 NAY 0 ABSTAIN 0 ABSENT 1 Motion: Carried

Attachments: (A) Location Map showing proposed rezoning area; (B) Map of surrounding Current Zoning; and (C) Letter from Collins Properties Inc.

Prepared By: Rebecca Sall, Planning Technician, Community Development Department



Prepared by: City of Council Bluffs Legal Department, 209 Pearl Street, Council Bluffs, IA 51503 (712) 328-4620
Return to: City Clerk, 209 Pearl Street, Council Bluffs, IA 51503

ORDINANCE NO. 6016

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF COUNCIL BLUFFS, IOWA, AS ADOPTED BY REFERENCE IN SECTION 15.02.040 OF THE 2005 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY CHANGING THE DISTRICT DESIGNATION OF A 25-ACRE PARCEL LOCATED EAST OF EAST MANAWA DRIVE AND SOUTH OF THE TANK FARM, FORMERLY KNOWN AS 4725 NAVAJO, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, FROM ITS PRESENT DESIGNATION AS A-2/ PARKS, ESTATES AND AGRICULTURAL TO I-1/LIGHT INDUSTRIAL, AS SET FORTH AND DEFINED IN CHAPTERS 15.05 AND 15.20 OF THE MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA.

BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA:

SECTION 1. That the Zoning Map of the City of Council Bluffs, Iowa, as adopted by reference in Section 15.02.040 of the Municipal Code of the City of Council Bluffs, Iowa, be and the same is hereby amended by changing the district designation of a 25-acre parcel located east of East Manawa Drive and south of the tank farm, formerly known as 4725 Navajo, and legally described as follows:

The South 908.9 feet of the SE ¼ NW ¼ of Section 18-74-43 lying east of Lateral 5 (except City), Council Bluffs, Pottawattamie County, Iowa,

from its present designation as A-2/Parks, Estates and Agricultural to I-1/Light Industrial, as set

forth and defined in Chapters 15.05 and 15.20 of Title 15 "Zoning" of the 2005 Municipal Code of Council Bluffs, Iowa.

SECTION 2. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. Effective Date. This ordinance shall be in full force and effect from and after its final passage, approval and publication, as by law provided.

PASSED
AND _____, 2008
APPROVED

THOMAS P. HANAFAN Mayor

Attest: _____
JUDITH RIDGELEY City Clerk

FIRST CONSIDERATION: November 24, 2008
SECOND CONSIDERATION: December, 8, 2008
PUBLIC HEARING: December 8, 2008
THIRD CONSIDERATION: _____

Planning Case No. ZC-08-014

Collins Properties Inc.

520 21st ave

Council Bluffs Ia. 51501

Office 712 352 3333

Fax 712 352 0233

To all concerned parties:

I am requesting a zoning change on property that I own located on East Manawa Drive. It is my understanding that this area is set aside for future Industrial development. It was my understanding when I bought the property it was already zoned I-2. It has been brought to my attention that is not the current zoning but the intended future zoning. I have the property listed for sale and have been marketing it as such. I recently had a party who is building a cold storage facility interested in the land. But when it was found out that it would require zoning change they were in a rush to get started so they bought property on 67th and F in Omaha with the proper zoning in place.

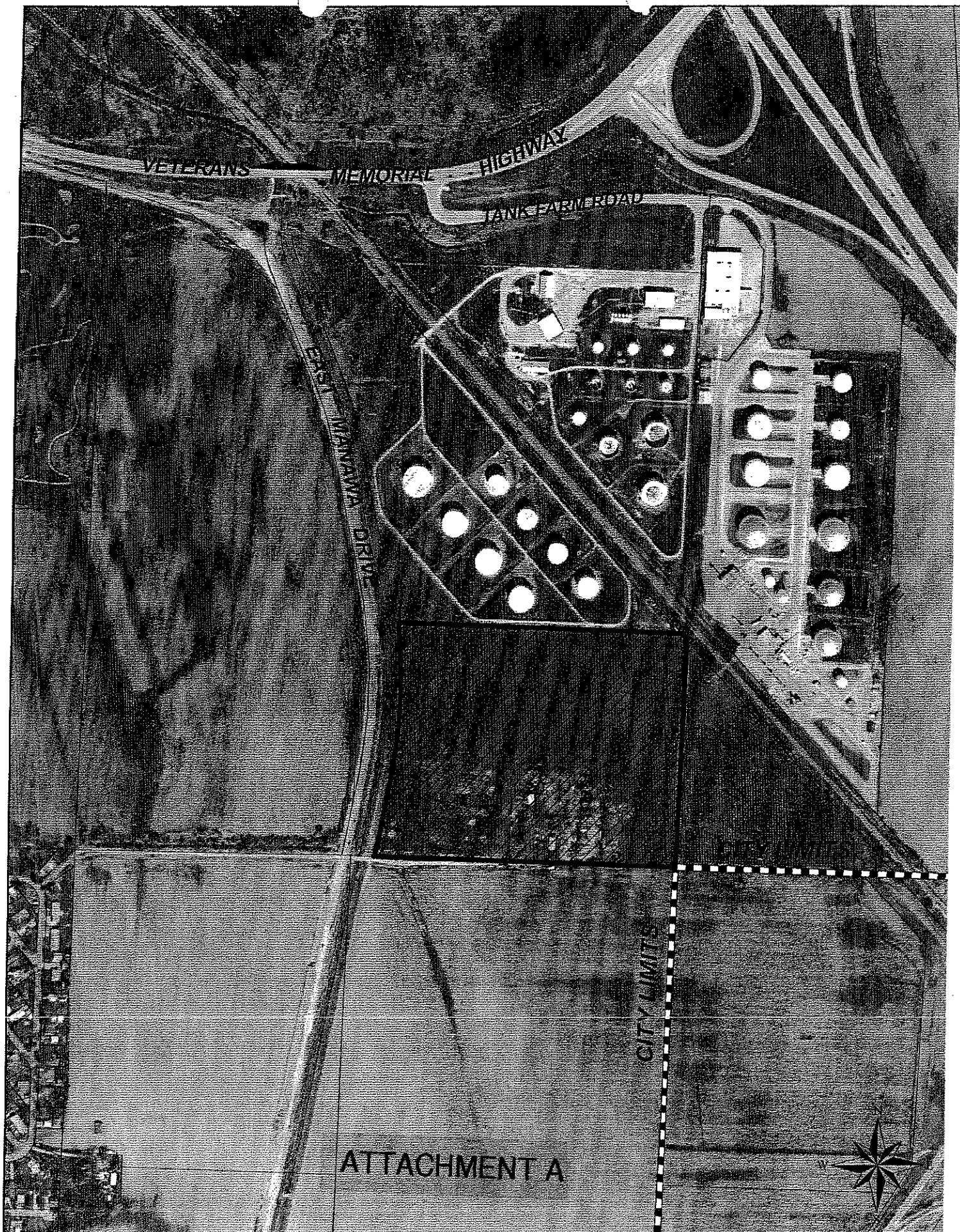
I am currently using the location for my own needs until it sells but I believe it would have a better chance of selling with the proper zoning in place rather than a party having to buy and wait, hoping for proper zoning approval. The city has a huge shortage of I-2 property right now. Our city's new trash collection company had to locate in Omaha as there was no I-2 available in town with the exception of South Pointe where their full price offer was turned down as they didn't like the idea of a trash company in the area.

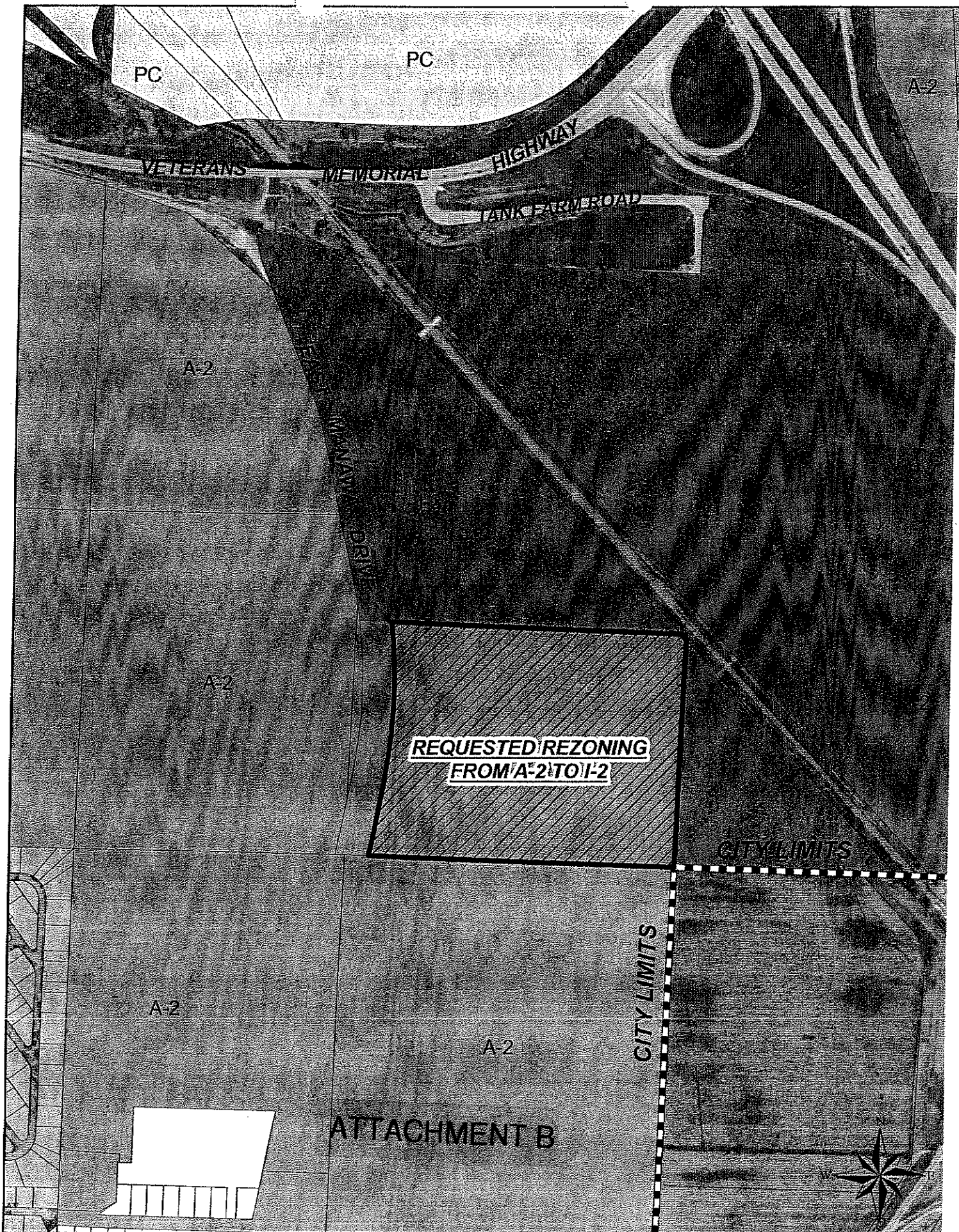
In closing it has been my experience with the companies mentioned above when a company decides to make a move they usually are in a hurry and want proper zoning in place. I believe it is in my and the city's best interest to change the zoning now so as not to lose any other future buyers.

Respectfully Mike Collins

A handwritten signature in black ink, appearing to read 'Mike Collins', with a long horizontal stroke extending to the right.

ATTACHMENT C





Council Communication

Department: Community Development Case #ZC-08-016 Case #PR-08-006 Applicant: Colonial Hills, Inc., L. Paul Comeau 11711 Arbor Street, Suite 300, Omaha, NE 68144	Ordinance No. <u>6017</u> Resolution No. _____	Planning Commission Meeting November 12, 2008 First Reading: 11/24/2008 Second Reading: 12/08/2008 Third Reading:
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Subject/Title

1. Rezone Lot 16 and Outlot A, Euclid Heights Subdivision from R-1/Single Family Residential to R-3/Low Density Multi-family Residential with a P-R/Planned Residential Overlay.
2. Adopt the Planned Residential Development Plan for Colonial Village Apartment and Townhome Villas.
Location: West of Simms Avenue at Dillman Drive

Background/Discussion

Colonial Hills, Inc. has requested rezoning of Lot 16 and Outlot A, Euclid Heights Subdivision lying west of Simms Avenue at Dillman Drive from R-1/Single Family Residential to R-3/Low Density Multi-family Residential with a P-R Planned Residential Overlay. Colonial Hills, Inc. proposes to develop a new independent living community for seniors 55 and up, consisting of one building with 43 apartments (Three one-bedroom units and 40 two-bedroom units) with underground parking and six townhomes along the east side of the 6+ acre lot as shown on the attachment. The land is directly north of the existing Colonial Plaza Apartment, also owned by Mr. Comeau. The first floor consists of 13 one and two bedroom apartments, lobby, offices and common area. The second and third floors each have 15 apartments. Parking for 43 cars, as well as a wash bay, storage space for each unit, a hobby/work room, community meeting/dining room are located in the lower level. A game and fitness center is located adjacent to an outdoor patio. An elevator serving the three floors of living and community use space connects the lower level. The building is 296' long by 86'3" wide and 48' 4" high from grade to the peak of the roof. In addition to the 43 garaged spaces, 23 parking spaces are located adjacent to the main entrance. The number of parking spaces with the mix of bedrooms per unit exceeds the City's requirements. Three one bedroom townhomes (646 sf) and three two bedroom townhomes (1,037 sf) each with a one or two stall attached garage have additional parking in the driveways adjacent to the east side of the apartment building. Sidewalk encircles the building as shown.

A neighborhood meeting will be held at 6 pm on Thursday, November 6, 2008 at St. Paul's Episcopal Church to explain the proposal.

The subject property and the abutting land on the north, east, west and southwest are zoned R-1/Single Family Residential. The land directly south is zoned R-3/Low Density Multi-family Residential. Zoning is shown are the attached map.

Comments

1. The subject property appears to have been zoned for single-family use since zoning was adopted by the City, with multi-family uses to the south. The requested rezoning is consistent with the 1994 Comprehensive Plan which designates this land for multi-family residential use. The proposed layout is sufficient to meet setbacks and off-street parking requirements.
2. In 2002, the Community Development Department recommended denial of the proposed rezoning based on several unresolved site issues. Drainage, access and the height of the buildings were concerns. Multi-family residential remains an appropriate use at this location. On April 11, 2005, the City Council approved the final plat for Euclid Heights Subdivision, creating 16 residential lots. Storm water from Sunny Ridge contributes to the flow in the natural drainage way that extends along the northern edge of the Colonial Hills property. The final plat included a 34' wide drainage easement extending along the northerly side of the subdivision adjacent to a 16' wide unimproved alley along the rear of eight lots addressed along Elmwood Drive. The City installed storm sewer within the easement to handle to storm flows from Sunny Ridge into the site. A detention basin installed about 4 years ago in the northwest corner of Lot 16 collects runoff from about 2 acres in the lower portion of Euclid Heights Subdivision as

well as Lot 16. Runoff flows through a 40' wide storm and sanitary sewer easement between Lots 7 and 8 and into the City's storm sewer system.

3. In 2006, the owner applied for rezoning to build 64 apartments in two buildings on the site. The Community Development Department recommended approval of the rezoning at the time because the drainage and access issues had been resolved. The Planning Commission did not recommend approval of the rezoning. On February 12, 2007, the City Council did not approve the rezoning request. The owner revised the plan by decreasing the number of apartment units to 43 and adding three duplex townhome villas along the east side.
4. A storm water management system for Lot 16 has been designed to retain up to a 100-year storm event under developed conditions and release it at a level of the predeveloped 10-year peak runoff. Additional pipe will carry runoff from the church parking lot into the upper detention basin. Outdoor floor and roof drains must be tied directly into the storm sewer system to minimize erosion. On-site storm drainage will be directed to inlets in curbed and guttered parking lots and detention basins. The City requires a grading plan, with grading surety bond consistent with an approved development plan. The Iowa Department of Natural Resources (IDNR) requires a storm water pollution prevention plan prior to any grading on the site. A complete erosion and sediment control plan showing both temporary and permanent measures is subject to review and approval by the Public Works Department to assure a stable site during grading, construction and afterwards. Landscaping and irrigation are components of that plan. The existing detention and retention is approximately 20,500 cf. The proposed detention value, as shown on the grading plan, is approximately 26,400 cf, an increase of over 20% over the existing storage volume. The drainage plan has increased the storage capacity and lot coverage has decreased.
5. The grading plan shows the limit of the site disturbance to accommodate the structures, drives, retaining walls, proposed detention basins and reflection ponds.
6. Access to the site is through a 24' wide hard surfaced private drive connecting to Dillman Drive. The drive crosses property belonging to St. Paul's Episcopal Church and adjacent land owned by the applicant. Access easements have been executed with the Church as well as across the property owned by the applicant to assure permanent access to Colonial Village. A 5' wide walkway is shown to loop around the apartment building and connect to the townhomes. Utilities are accessible with adequate capacity to serve the proposed use. The developer will be responsible for all costs for extending or relocating electric facilities and provide to MidAmerican Energy all applicable easements to the utility at no cost. Sanitary sewer would connect via gravity to the existing easement between Lots 7 and 8, Euclid Heights to the sewer in Euclid Avenue.
7. The utility plan shows a private 10" water line extending from a point near Dillman Drive, which the Water Works agrees is needed for domestic use and fire protection. The building will require an automatic sprinkler system. Private fire hydrants are shown on the plan. Water lines and fire hydrants must be installed consistent with the fire safety and Water Works standards.
8. The fire department requires 20' wide hard surface access within 150' of all points of the building. The site plan shows a fire access lane around the apartment building. They proposed a 15' wide lane with 3' wide shoulder composed of polyethylene Geoblock units over a 4" aggregate-topsoil mixture. The units are seeded to allow growth of a turf surface. The lane would support heavy truck traffic. The Fire Department will have to review and approve the proposed option prior to installation.
9. A rock formation, waterfall and river rock brook, flowing into a small pond has been incorporated into the grading plan.
10. Lighting for parking and exterior walkways is the responsibility of the owner to install and maintain.

Recommendation

The Community Development Department recommends:

1. Rezoning Lot 16 and Outlot A, Euclid Heights Subdivision from R-1/Single Family Residential to R-3/Low Density Multi-family Residential with a P-R Planned Residential Overlay, because the rezoning is consistent with the Comprehensive Plan and the spirit and intent of the Zoning Ordinance as discussed above.
2. Approval of the development plan for Colonial Village Apartment Homes and Townhomes as shown on the attachments, subject to the following conditions:
 - A. All applicable permits necessary to meet local state and federal requirements shall be the obtained by the applicant or authorized agent prior to any earth moving activity.

- B. Approval of the composition of the fire lane within 150' of all points of each building as required to meet the fire safety code. Review and approval of the radius of the fire lane to comply with the needs of emergency responders to navigate the lane.
- C. In addition to the walkways shown on the site plan, a walkway shall be installed along one side of the drive connecting to the sidewalk at Colonial Plaza Apartments.
- D. Approval of the landscaping as shown on the site plan. Final landscaping, including an irrigation system and planting schedule, a species list with number and location of all new plant material shall be submitted to the Community Development Department for review and approval prior to installation. Landscaping shall be installed prior to issuance of a Certificate of Occupancy for the buildings on the site.
- E. Signage shall be limited to one detached sign at the entrance drive, not to exceed 6 feet in height or larger than 32 square feet per face. A double-faced sign is permitted.

Public Hearing

Tim Irish, Designed Properties, Ron Ross, Snyder & Associates, L. Paul Comeau, owner and Keith Adams, 111 Sunny Ridge Drive appeared before the Planning Commission in favor of the request.

The following appeared in opposition:

Ron Koontz, 357 Elmwood Drive

Farrel Williams, 117 Sunny Ridge Drive

Sandra Wakehouse, 257 Euclid Avenue

Planning Commission Recommendation

The Planning Commission recommends:

1. Rezoning Lot 16 and Outlot A, Euclid Heights Subdivision from R-1/Single Family Residential to R-3/Low Density Multi-family Residential with a P-R Planned Residential Overlay, because the rezoning is consistent with the Comprehensive Plan and the spirit and intent of the Zoning Ordinance as discussed above.
2. Approval of the development plan for Colonial Village Apartment Homes and Townhomes as shown on the attachments, subject to the following conditions:
 - A. All applicable permits necessary to meet local state and federal requirements shall be the obtained by the applicant or authorized agent prior to any earth moving activity.
 - B. Approval of the composition of the fire lane within 150' of all points of each building as required to meet the fire safety code. Review and approval of the radius of the fire lane to comply with the needs of emergency responders to navigate the lane.
 - C. In addition to the walkways shown on the site plan, a walkway shall be installed along one side of the drive connecting to the sidewalk at Colonial Plaza Apartments.
 - D. Approval of the landscaping as shown on the site plan. Final landscaping, including an irrigation system and planting schedule, a species list with number and location of all new plant material shall be submitted to the Community Development Department for review and approval prior to installation. Landscaping shall be installed prior to issuance of a Certificate of Occupancy for the buildings on the site.
 - E. Signage shall be limited to one detached sign at the entrance drive, not to exceed 6 feet in height or larger than 32 square feet per face. A double-faced sign is permitted.

VOTE: AYE 9 NAY 1 ABSTAIN 0 ABSENT 1 Motion: Carried

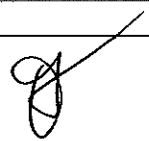
Representatives: Craig Knickrehm, P O Box 540125 Omaha, NE 68154

Tim Irish, 11707 'M' Circle, Omaha, NE 68137

Engineer: Snyder & Associates, 1751 Madison Ave., Council Bluffs, IA 51503

Attachments: Zoning map, site, utility, grading and drainage plans, building elevations and topography.

Prepared by: Gayle M. Malmquist, Development Services Coordinator



Prepared by: City of Council Bluffs Legal Department, 209 Pearl Street, Council Bluffs, IA 51503 (712) 328-4620
Return to: City Clerk, 209 Pearl Street, Council Bluffs, IA 51503

ORDINANCE NO. 6017

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF COUNCIL BLUFFS, IOWA, AS ADOPTED BY REFERENCE IN SECTION 15.02.040 OF THE 2005 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY CHANGING THE DISTRICT DESIGNATION OF CERTAIN GROUNDS, PROPERTY AND PREMISES LOCATED WEST OF SIMMS AVENUE AT DILLMAN DRIVE, IN COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, FROM ITS PRESENT DESIGNATION AS R-1/ SINGLE FAMILY RESIDENTIAL TO R-3/LOW DENSITY MULTI-FAMILY RESIDENTIAL WITH A P-R/PLANNED RESIDENTIAL OVERLAY, AS SET FORTH AND DEFINED IN CHAPTERS 15.08B AND 15.10 OF THE MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA.

BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA:

SECTION 1. That the Zoning Map of the City of Council Bluffs, Iowa, as adopted by reference in Section 15.02.040 of the Municipal Code of the City of Council Bluffs, Iowa, be and the same is hereby amended by changing the district designation of certain grounds, property and premises located west of Simms Avenue at Dillman Drive, as shown on Attachment "A", and legally described as follows:

Lot 16 and Outlot A, Euclid Heights Subdivision, in Council Bluffs, Pottawattamie County, Iowa,

from its present designation as R-1/Single Family Residential to R-3/Low Density Multi-family

Residential with a P-R/Planned Residential Overlay, as set forth and defined in Chapters 15.08B and 15.10 of Title 15 “Zoning” of the 2005 Municipal Code of Council Bluffs, Iowa.

SECTION 2. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. Effective Date. This ordinance shall be in full force and effect from and after its final passage, approval and publication, as by law provided.

PASSED
AND _____, 2008
APPROVED

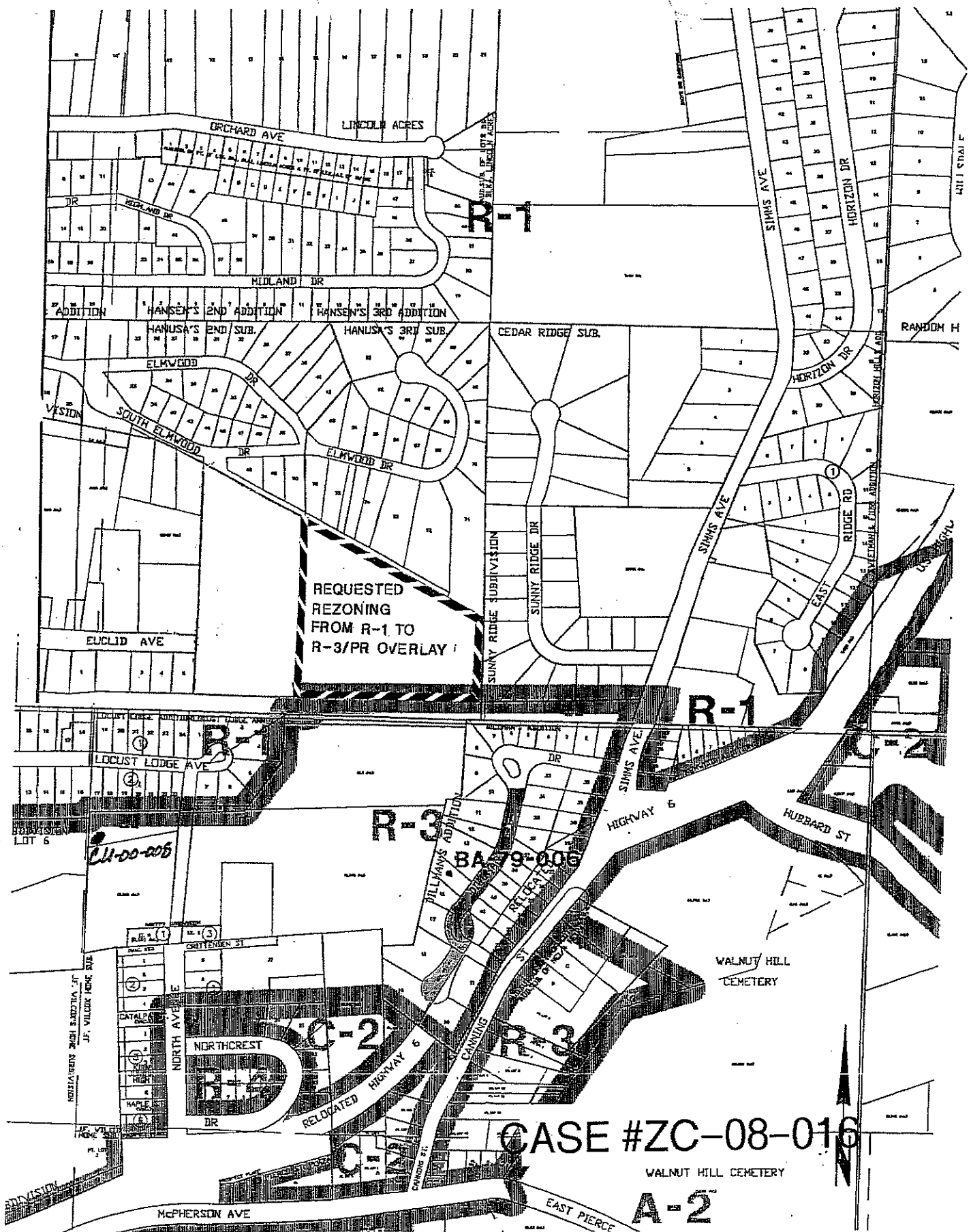
THOMAS P. HANAFAN Mayor

Attest:

JUDITH RIDGELEY City Clerk

FIRST CONSIDERATION: November 24, 2008
SECOND CONSIDERATION: December 8, 2008
PUBLIC HEARING: December 8, 2008
THIRD CONSIDERATION: _____

PLANNING CASE NO. ZC-08-016

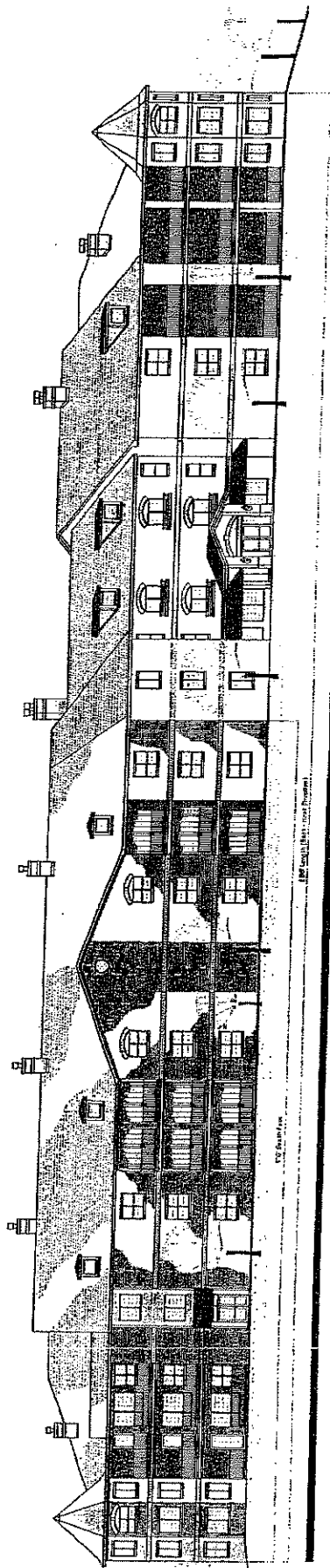


Colonial Village Apartment Homes

*A Landmark Apartment Homes Project
Providing a very High Standard of
Retirement Living*

*An L. Paul Comeau Development
Dilman Drive
Council Bluffs, Iowa
Properise Inc., Architect
RWG 14 August 08*

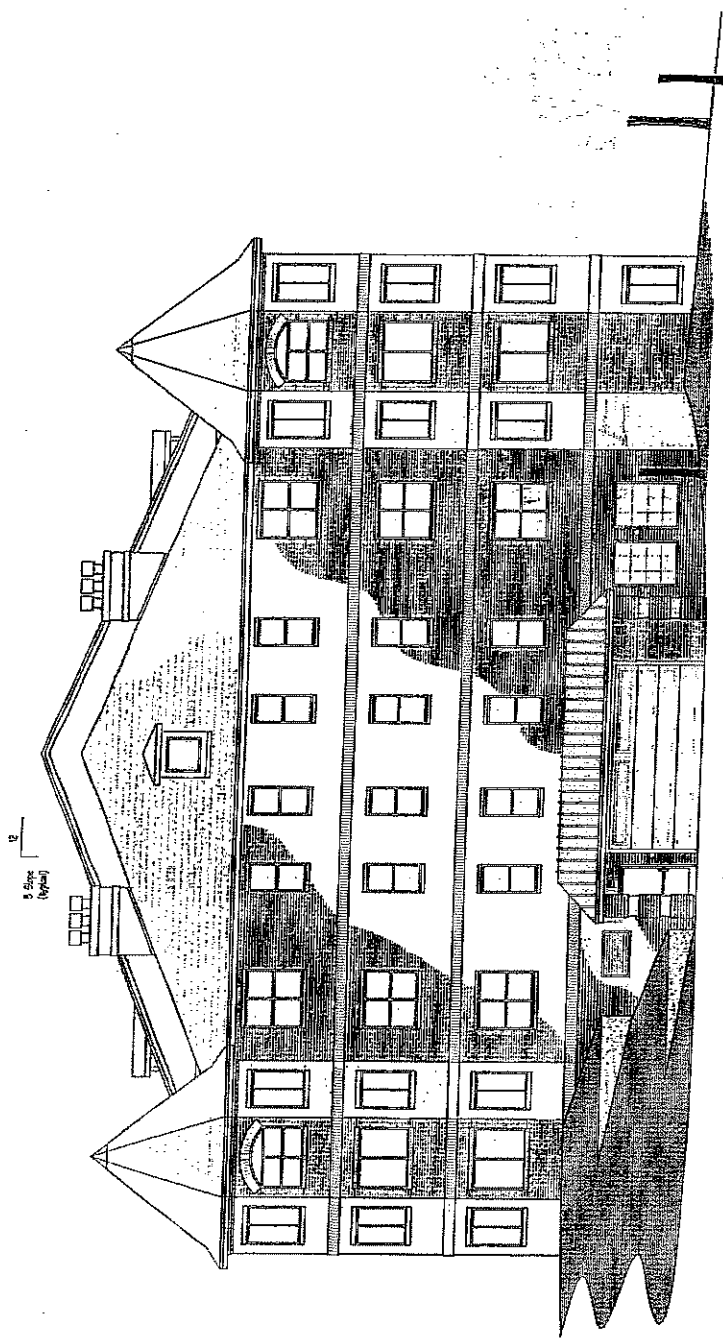




Colonial Valley
Apartment Homes
The Colonial Valley
Apartment Homes
431 North Main Street
Burlington, N.C.
1950

Front Elevation 431 Main Street
(South Face Engineering)
Type A (New American Building)
(Architect)





1/2" = 1'-0"
(typical)

Colonial Village Apartment Homes

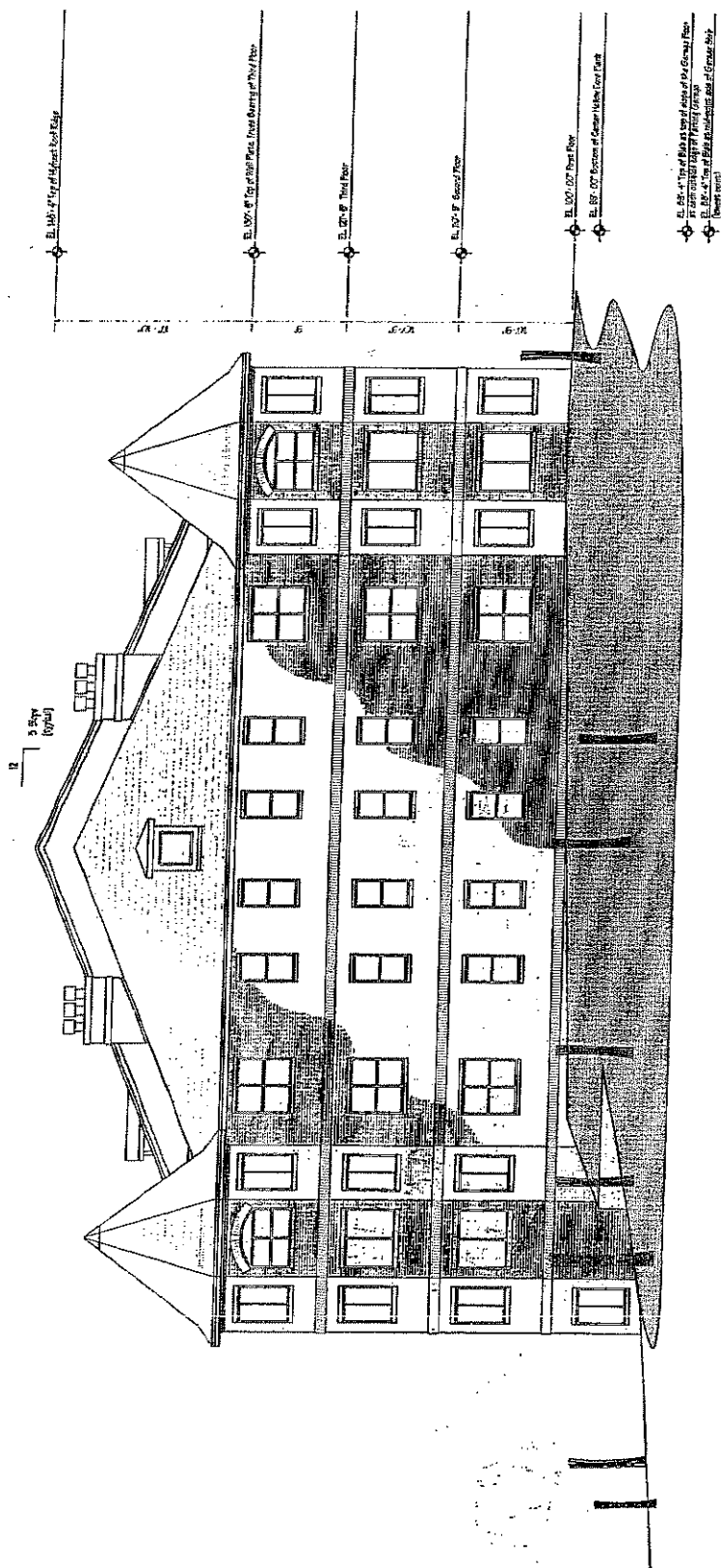
Paul Dumas Properties
Colonial Village, Irvine
Proposed Bldg. No. 1
Architect
RHS 14 August 08

Scale: 1/2" = 1'-0"
(from 11 x 17" format paper)

East Elevation

Type V-1 Hour Apartment Building
(preliminary)





Colonial Village Apartment Homes

Paul Corns Properties
Dinner Drive
Coral Gables, Fla.
Properties Inc., Architect
RWG 15 August 58

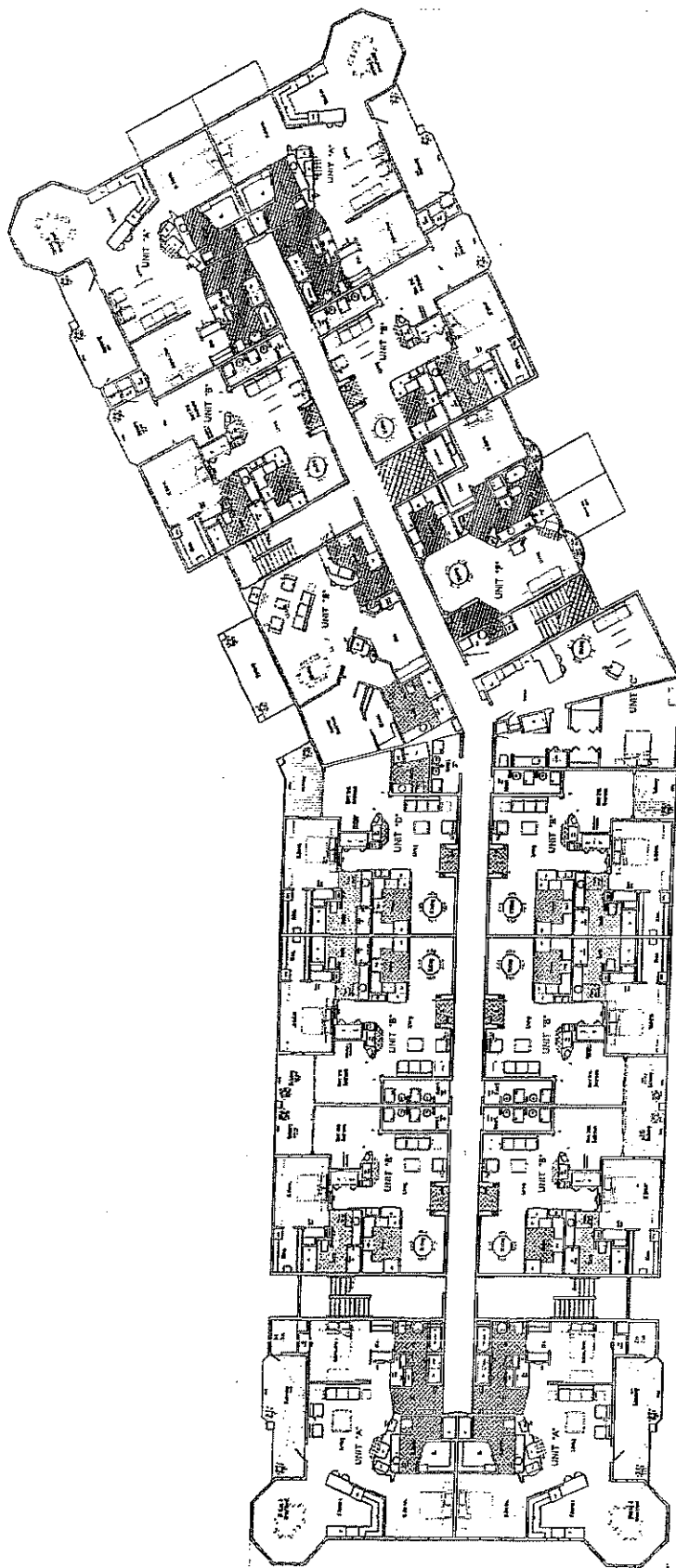
Scale: 1/8" = 1'-0"
(shown on 11 x 17" format pages)

West Elevation

Type V-1 Hour Apartment Building
(preliminary)



EL. 28'-4" Top of 4th Floor
EL. 27'-0" Top of 3rd Floor
EL. 25'-6" Top of 2nd Floor
EL. 24'-0" Top of 1st Floor
EL. 22'-6" Top of 0th Floor
EL. 21'-0" Top of 1st Floor
EL. 19'-6" Top of 0th Floor
EL. 18'-0" Top of 0th Floor
EL. 16'-6" Top of 0th Floor
EL. 15'-0" Top of 0th Floor
EL. 13'-6" Top of 0th Floor
EL. 12'-0" Top of 0th Floor
EL. 10'-6" Top of 0th Floor
EL. 9'-0" Top of 0th Floor
EL. 7'-6" Top of 0th Floor
EL. 6'-0" Top of 0th Floor
EL. 4'-6" Top of 0th Floor
EL. 3'-0" Top of 0th Floor
EL. 1'-6" Top of 0th Floor
EL. 0'-0" Top of 0th Floor
EL. -1'-6" Top of 0th Floor
EL. -3'-0" Top of 0th Floor
EL. -4'-6" Top of 0th Floor
EL. -6'-0" Top of 0th Floor
EL. -7'-6" Top of 0th Floor
EL. -9'-0" Top of 0th Floor
EL. -10'-6" Top of 0th Floor
EL. -12'-0" Top of 0th Floor
EL. -13'-6" Top of 0th Floor
EL. -15'-0" Top of 0th Floor
EL. -16'-6" Top of 0th Floor
EL. -18'-0" Top of 0th Floor
EL. -19'-6" Top of 0th Floor
EL. -21'-0" Top of 0th Floor
EL. -22'-6" Top of 0th Floor
EL. -24'-0" Top of 0th Floor
EL. -25'-6" Top of 0th Floor
EL. -27'-0" Top of 0th Floor
EL. -28'-4" Top of 0th Floor



2nd and 3rd Floors
13 Apartments in Floor

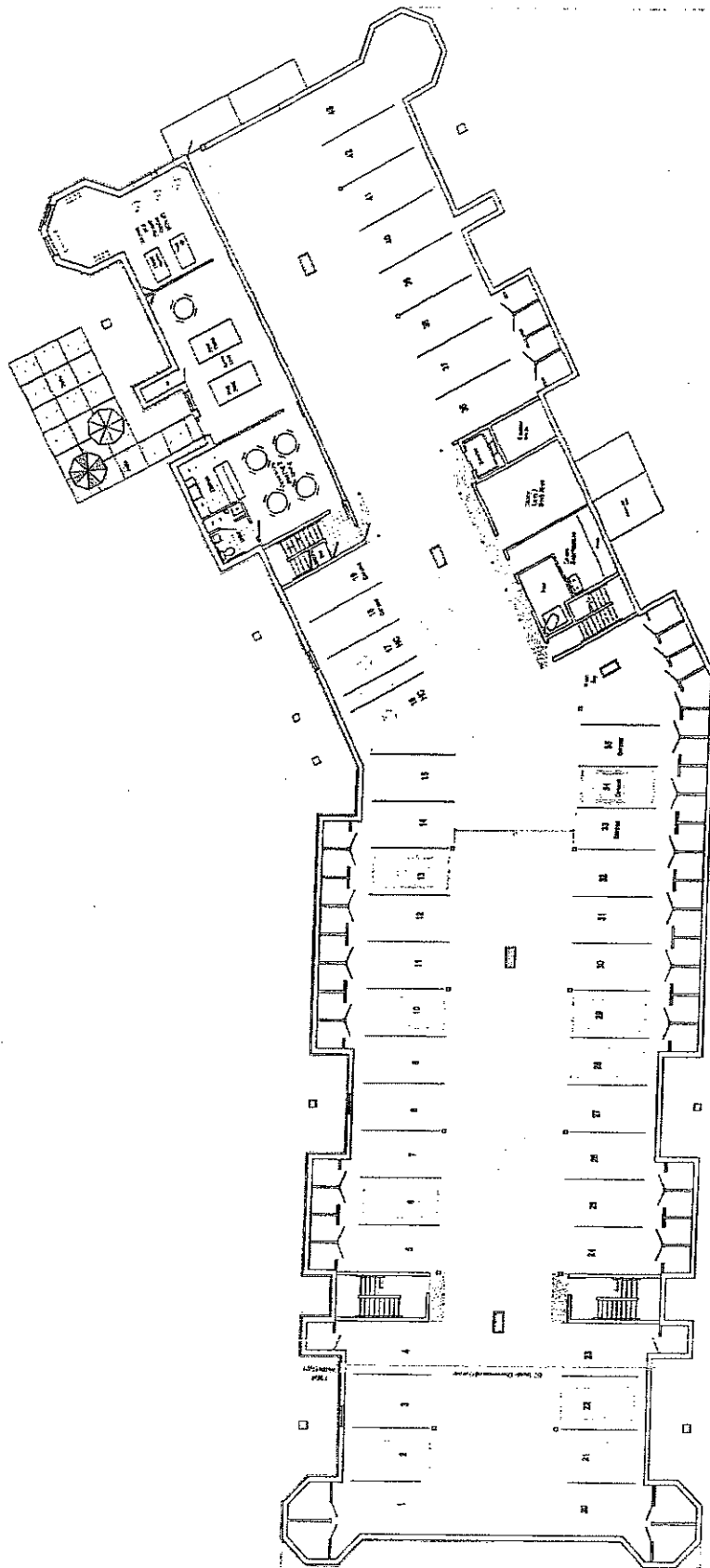
Colonial Village
Apartment Homes
Scale 1/4" = 1'-0"
Date 10/10/60



2nd and 3rd Floors
13 Apartments in Floor

Type A1 Two Apartment Building
(Partially)





1200' 40" Overall Length (Excludes 1')

**Colonial Village
Apartment Homes**
Note: Plans are for one story.

For Home Plans
See Plans
See Plans
See Plans
See Plans

Lower Level Floor
Type 1-10 Apartment Building
Community Name

43 Parking Spaces, 43 Storage Units
Community Name



1. **Identify the author** (e.g., "John Doe")
 2. **Identify the work** (e.g., "The Great Gatsby")
 3. **Identify the publisher** (e.g., "Scribner's")

High Female appearance (tall, contoured, tanned or
equal, 40 yrs- ltr, Ridge variation,

Wahlkreis Nürnberg und Umgebung am 2. März 1933. Die Wahlbeteiligung betrug 82,5%. Die Nationalsozialisten erhielten 58,5% der Stimmen.

EL. 1400 - 4' top of highest rock ledge



Diagram of a vertical shaft with a pulley at the top and a weight at the bottom. The shaft is labeled "Shaft" and the weight is labeled "Weight".

22. 175. 6' 0" 175. 6' 0" 175. 6' 0"

2. 10' 9" Below Floor

2. 100% OF FIRST FLOOR

Le fundaciones Walla. Reforzamiento territorial, organización y extensión.

11. 25' - 4" Top of Plate at Key of Gross of Garage Floor

(continued)

1

25

100

Colonial Village
Apartment Homes

Paul Comreau Properties
Cilman Drive
Council Bluffs, Iowa
Properline Inc., Architect
RWG 16 August 08

Type V-1 Hour Apartment Building
(preliminary)

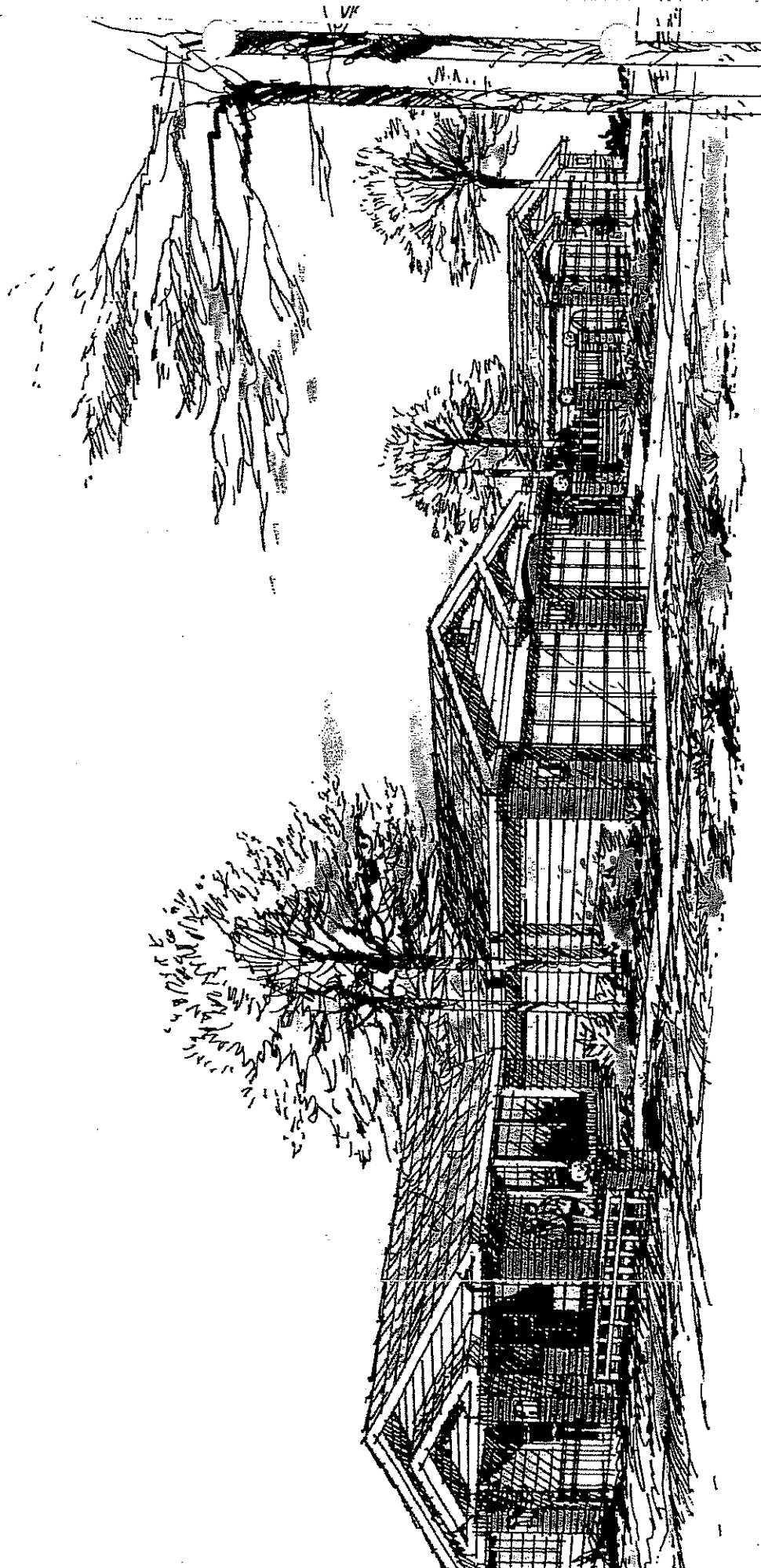


Scale: 1/8" = 1'-0"
 . (trace on 11 x 17" format paper)

Colonial Village Townhome Villas

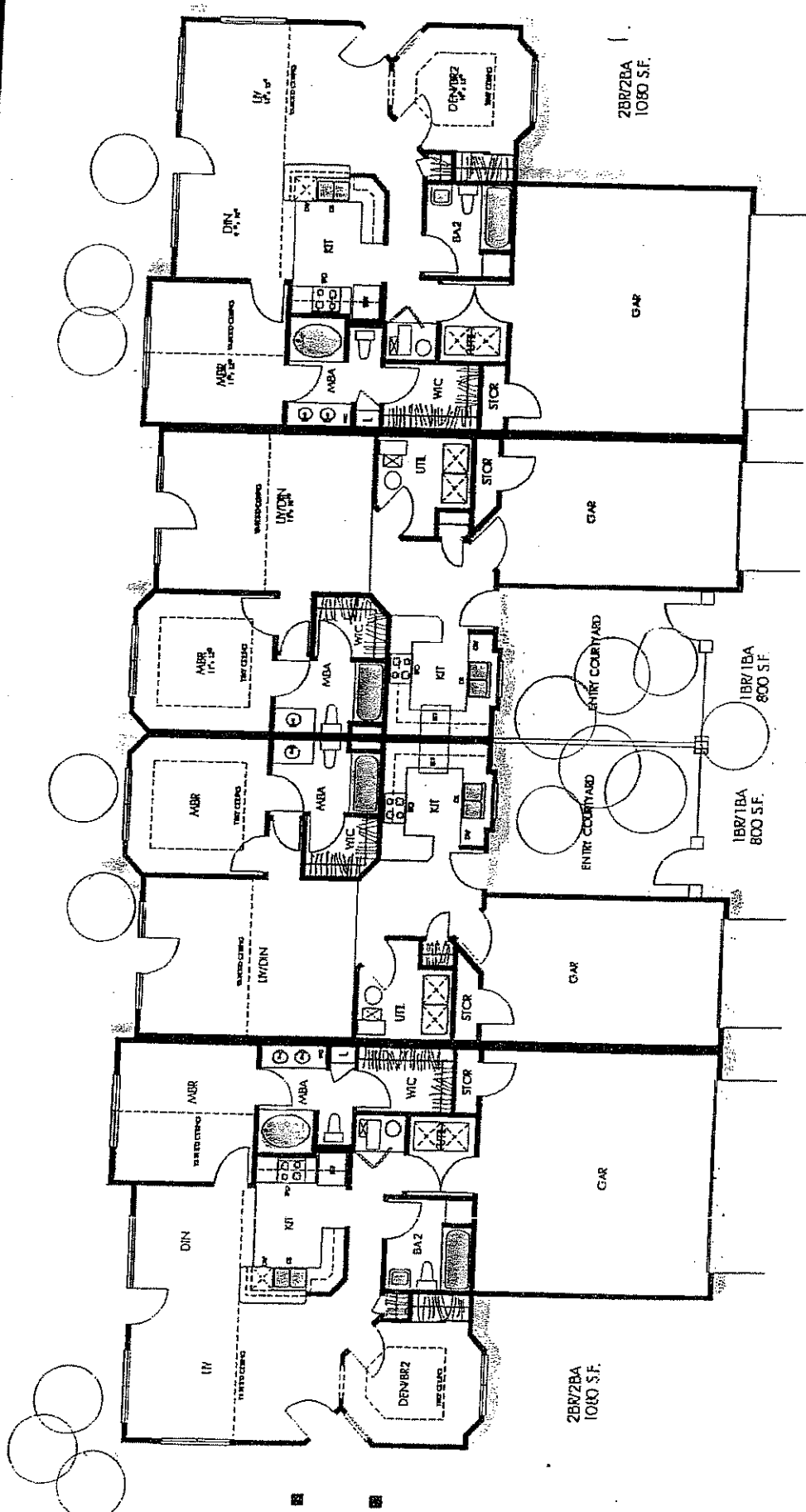
*A Landmark Residential Community
Providing a very High Standard of
Retirement Living*

*An L. Paul Comeau Development
Dilman Drive
Council Bluffs, Iowa
Propertise Inc., Architect
RWG 14 August 08*



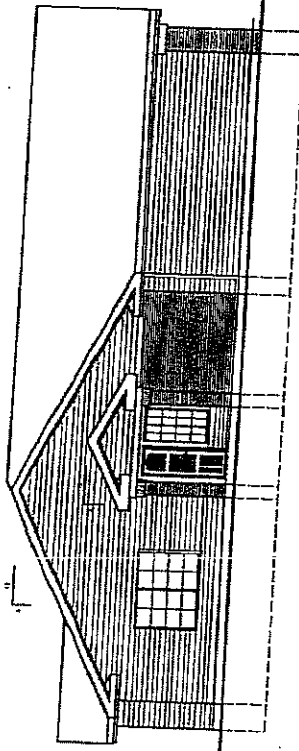
*Perspective
View*

Colonial Village Townhomes
An L. Paul Comeau Development
Council Bluffs, Iowa

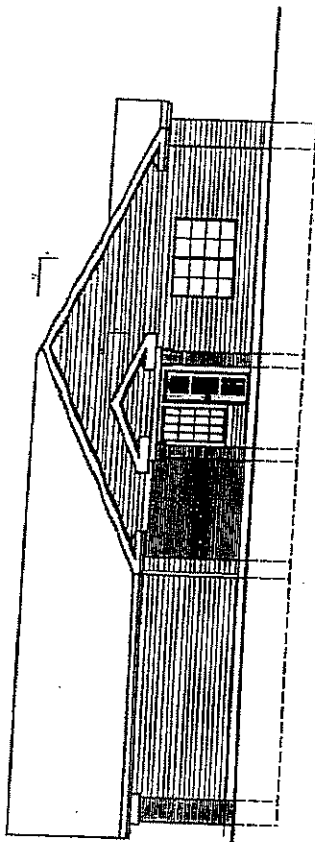


Floor Plan (Typ.)

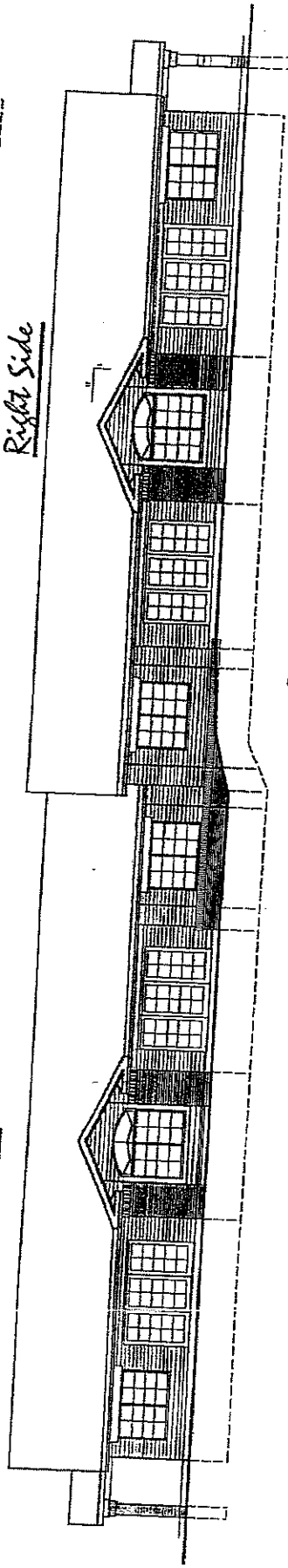
Colonial Village Townhomes
 An L. Paul Comeau Development
 Council Bluffs, Iowa



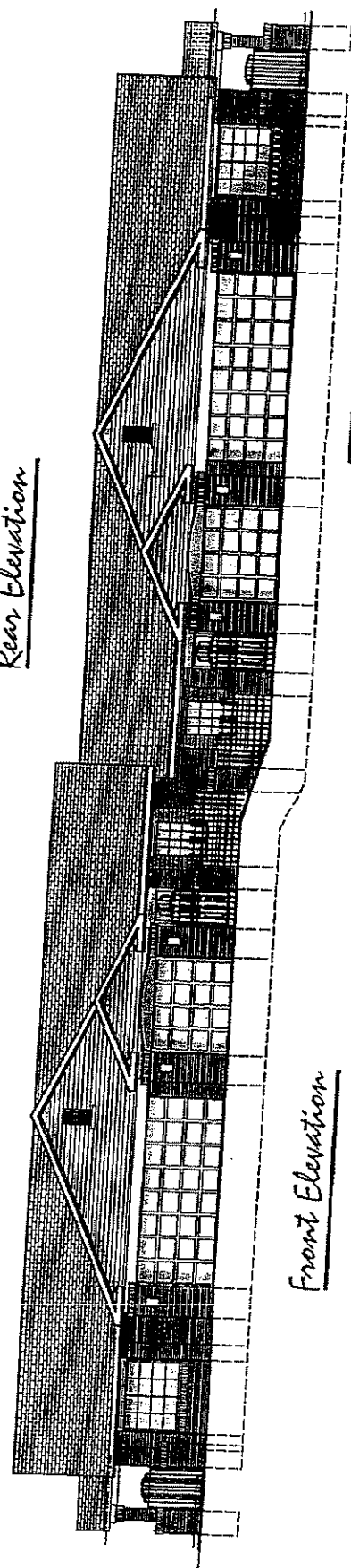
Left Side



Right Side

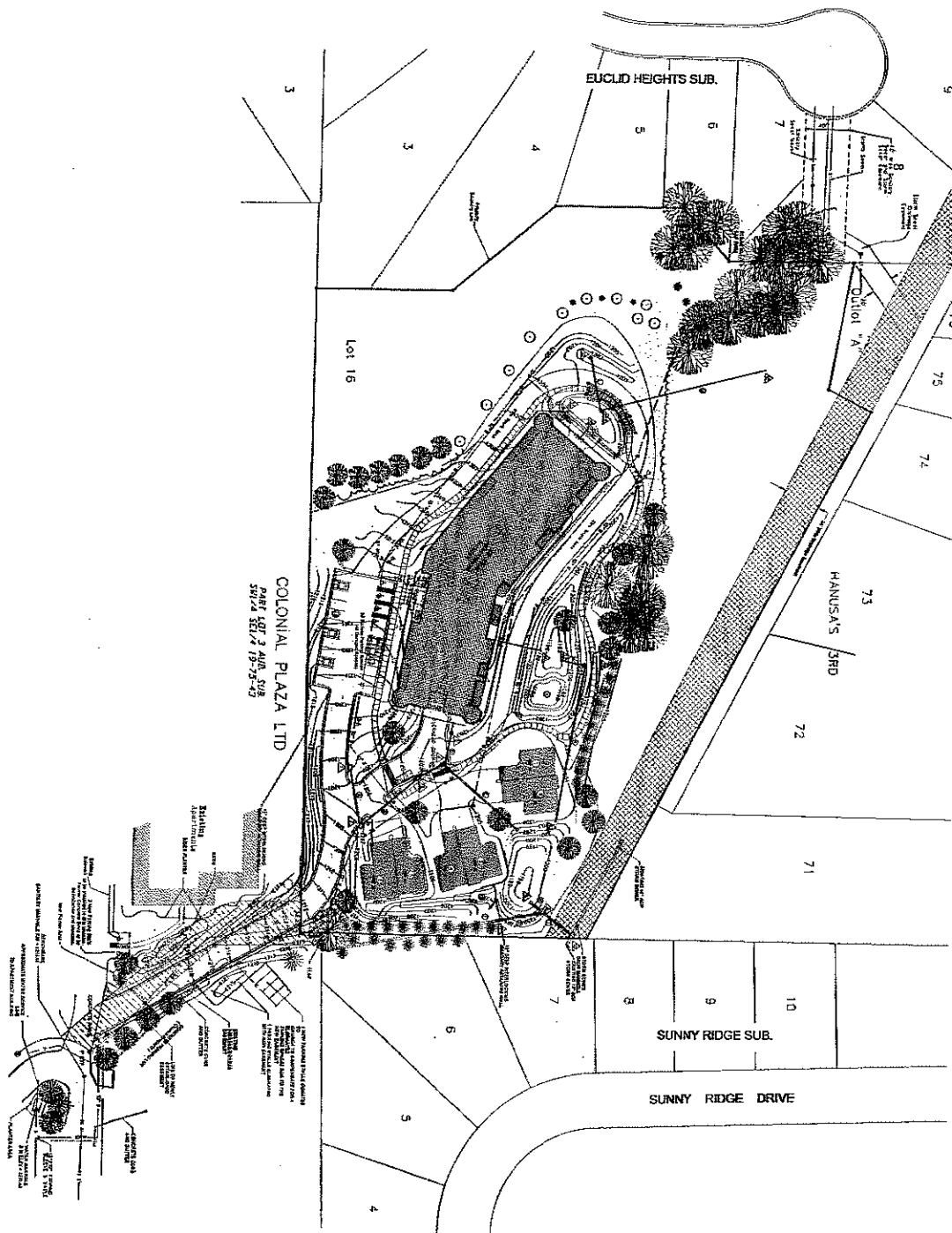


Rear Elevation



Front Elevation

Colonial Village Townhomes
An L. Paul Comeau Development
Council Bluffs, Iowa

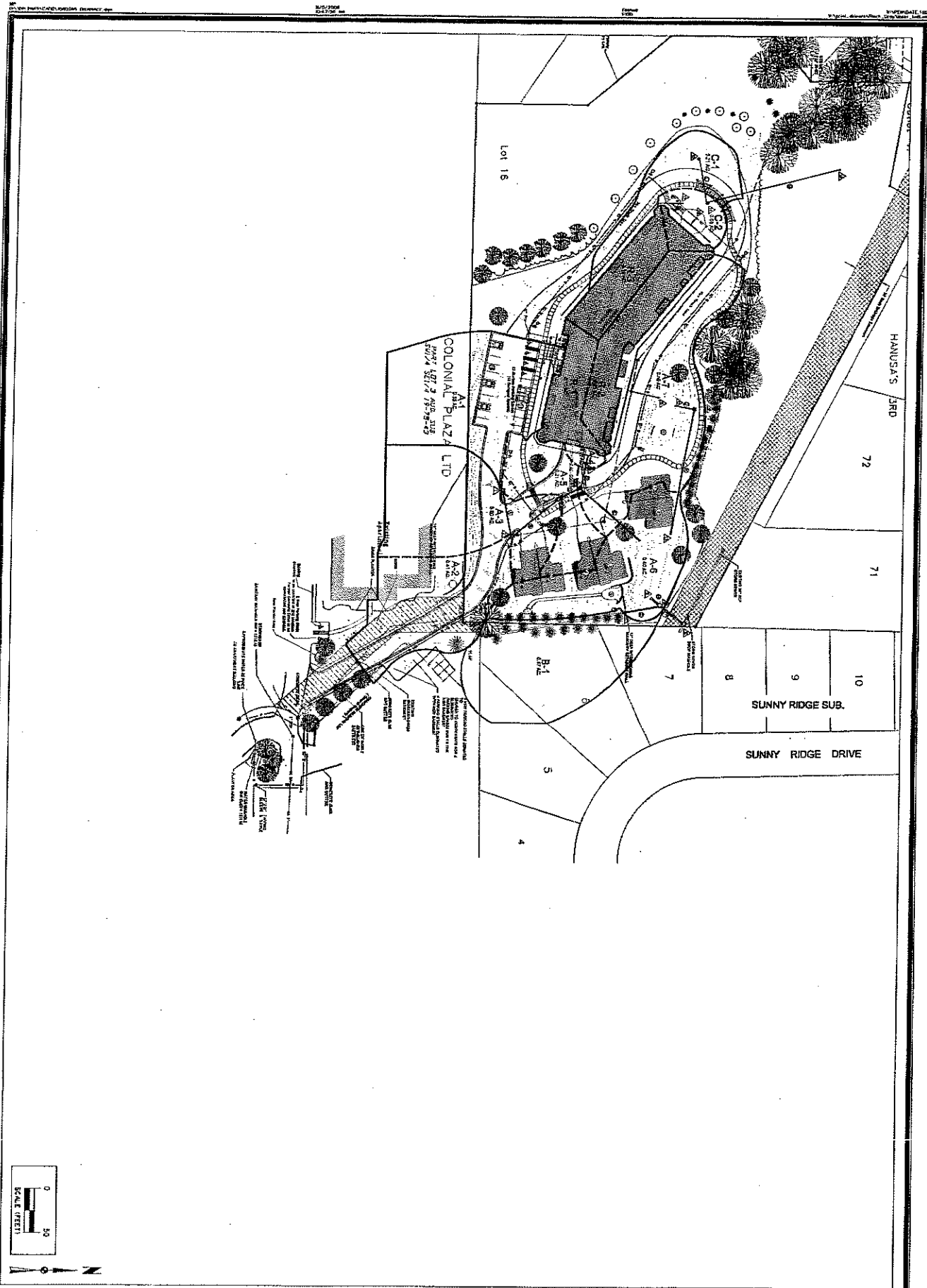


REVISION	DATE	BY
1. Initial Design	11-04-08	EED
2. Final Design	11-04-08	EED
3. Construction		

COLONIAL VILLAGE APARTMENTS & TOWNHOME VILLAS PRELIMINARY UTILITY PLAN

COUNCIL BLUFFS, IOWA

Engineer: RSR	Checked By: MDC	Scale: 1" = 50'
Technician: EED	Dated: 11-04-08	Printed: Pg.



COLONIAL VILLAGE APARTMENTS & TOWNHOME VILLAS

PRELIMINARY DRAINAGE PLAN

COUNCIL BLUFFS, IOWA

DATE	BY
11-04-08	RSR
11-04-08	MCC
11-04-08	EED
11-04-08	For

Council Communication

Department: Community Development	Resolution No. _____	Planning Commission: 11-12-08
Case #ZC-08-013	Resolution No. _____	First Reading: <u>11/24/2008</u>
Case #SUB-08-010		Public Hearing: <u>12/08/2008</u>
Case #PR-08-005	Ordinance No. <u>6018</u>	Third Reading _____

River's Edge Subdivision

1. Rezone property from R-4/PR and A-2 to R-4/PR and A-2, as shown on the attached map;
2. Preliminary plan approval for a subdivision to be known as River's Edge Subdivision;
3. Adopt the Planned Residential Development Plan for River's Edge Subdivision.

Background/Discussion

The Community Development Department is requesting rezoning, preliminary plan and planned residential development plan approval of the River's Edge project located at Playland Park. The planning process was guided by a steering committee and reviewed and approved by the City Planning Commission and the City Parks, Recreation and Public Property Commission prior to adoption by the City Council in December 2007. The requested actions are consistent with the adopted Plan. The master plan can be found online at www.communitydev.councilbluffs-ia.gov and then selecting 'Plans and Documents'.

Several opportunities were presented throughout the planning process to encourage public participation. A visioning session, design charrette and follow-up neighborhood meeting were held to allow the surrounding neighborhood and the public to provide comments on the proposed plan while in development. Comments received from the planning process were included in the staff report for consideration at the time of plan adoption approximately one year ago.

Following adoption of plan the City has moved forward with project engineering. The improvement plans are approximately 60% complete. The City continues to work on the various regulatory issues associated with the project including the Iowa Department of Natural Resources and other state/federal review agencies.

Rezoning –

The existing R-4/High Density Multi-family Residential District with a Planned Residential Overlay and A-2, Parks, Estates and Agricultural District zoning was established following a private development proposal for the property in January 2003. At that time a portion of the property was sold to a private developer who proposed construction of two condominium towers and two multi-family structures on the site, with the western portion of the property remaining as parkland. Although the plan is dramatically different the zoning necessary to implement the Plan is the same. The existing and proposed zoning is shown on Attachments 'A' and 'B'.

Fifty-two public notices were mail to owners of property within 200 feet of the proposed rezoning. No comments were received prior to the mailing of this staff report. Two notices were returned as 'undeliverable'.

Preliminary Plan –

The proposed subdivision will be made up of eight blocks as described below. The block configuration is included as part of the subdivision. Individual lot placement is shown, however it is not dimensioned or to be platted at this time. The preliminary plan is included as Attachment 'B'. The lot placement within the blocks will be established at the time of final plat. The lot placement would likely have to be re-platted at the time of the final plat instrument because of the nature of the housing type. The attached single family unit design will impact the lot width.

4C

- Block 1: neighborhood park;
- Block 2: single family detached dwellings along Avenue 'B' and live/work units along River's Edge Boulevard and North 43rd Street;
- Block 3: formal green/park;
- Block 4: attached townhomes, condominium building with first level commercial;
- Block 5: attached townhomes, multi-family and/or condominium building with first level commercial;
- Block 6: attached townhomes;
- Block 7: attached townhomes;
- Block 8: attached townhomes.

A significant Plan change is being considered. The vehicular access to the riverfront through the Missouri River levee may not occur. As a result of that potential design change Block 4, the river front entryway street and Block 3 (the park) will be reconfigured. The exact design is unknown at this time. The proposed change will be considered as a plan amendment in the future. The construction of Block 4 is anticipated to be one of the later phases of the project and will not delay the phase I subdivision improvements. If this design change occurs it will be necessary for the connections to 9th Avenue and Avenue 'G' over the Missouri River levee to occur at an earlier phase of the project. The connections will be necessary to provide the circulation of a riverfront drive that will open portions of the park area and provide opportunities for parking. A strong connection to the park amenity is necessary for the success and desirability of the neighborhood as a development.

The overall configuration of the project is a modified grid pattern that will connect at two locations to Avenue 'B' and to 41st Street under I-480. A variety of public right-of-way sections are included in the project ranging from a 90-foot boulevard section to a 20-foot wide alley.

All lots will be serviced by utilities. Upgrades and replacement of the sanitary sewer pump station located south of I-480 near the River Park apartment complex will be necessary to service the project area. The sanitary sewer trunk line extending from the existing neighborhood under the interstate to the pump station is in poor condition and is in need of replacement.

Storm sewer will be handled through the sizing of underground pipe. The existing outfall which extends through the Missouri River levee will be replaced. The levee crossing will require Army Corps of Engineering approval. The park spaces have been preliminarily designed through the grading plan to provide storage in the event the gate structure to the outfall must be closed. It will be necessary to fill the site approximately one to two feet, approximately 120,000 cubic yards.

The water system has not been designed at this time. A main extension agreement will be required, which may include the need to relocate private and public mains in the area. There is currently a 6-inch main in Avenue B and an 8-inch main in the north/south alley west of North 40th Street.

Underground electric service will require the design of an underground conduit system providing 15-foot wide easements. Clearances must be maintained for all existing facilities. The cost to relocate or extend facilities will be at the developer's cost. A final determination on cost, if any, to extend new service to the area will be determined once a detailed site plan and load requirements are submitted to MidAmerican Energy.

A grading plan, consistent with an approved preliminary plan and development plan is being finalized at this time. The Iowa Department of Natural Resources (IDNR) requires a storm water pollution prevention plan prior to any grading on the site. A complete erosion and sediment control plan showing both temporary and permanent measures is subject to review and approval by the Public Works Department to assure a stable site during grading/construction and afterwards. The preliminary soils report indicates the soils are suitable for the proposed uses. If the subdivision is approved the City intends to move forward with a demolition and grading contract in Spring 2009.

Planned Residential Development Plan Review –

The Master Plan includes setback distances, mass and scale properties for each block and street. The subdivision will have common streetscape elements throughout including sidewalk treatments, street lighting and landscaping. Generally the 'Design Guidelines' portion of the master plan should act as the development plan component of the project. The design guidelines do not dictate the overall architecture of the structures but do discuss placement, relationship to the street and the type of space envisioned. The document components are included as Attachment 'C'.

The exact materials and streetscape plan have not been finalized. An amendment will be requested following completion for your concurrence. At this time the City is considering the use of pervious asphalt on a component of the rear alleys. Pervious concrete is being considered for the public sidewalks, as well as a pervious paver detail adjacent to the street. The sidewalk sections will include planting beds, street trees, street lights and a paver detail adjacent to the street pavement. Plant material has not been finalized, but the focus is on sustainability. The majority of the planting materials, including trees will be native requiring less watering and less maintenance, adding to the appeal of the other 'green' principles to be incorporated into the development.

Recommendation

The Community Development Department recommends:

1. Approve the preliminary plan for a subdivision to be known as River's Edge Subdivision, subject to the following notes and conditions:
 - a. Approval of the preliminary plan is tentative and does not constitute acceptance of the final plat, but is 'deemed to be an authorization to proceed with the preparation of final construction plans or performance guarantee and the final plat'. (§14.11.060.04- Subdivision Ordinance).
 - b. The proposed subdivision is consistent with the purpose and intent of the Subdivision and Zoning Ordinances and is generally consistent with the Playland Park Master Plan, as adopted. All of the proposed lots abut public street right-of-way. Circulation in the subdivision will be on public streets and fully served with public utilities.
 - c. With adequate engineering and construction controls, the land is suitable for the proposed development. Construction plans for streets, sanitary sewer and storm drainage shall be submitted to the Public Works Department for review and approval prior to beginning construction. Construction plans and comprehensive plans for grading, drainage and erosion control, including right-of-way during site preparation, utility installation and construction shall be submitted to the Public Works Department for review and approval prior to beginning any earth disturbing activity. All applicable permits necessary to meet local state and federal requirements shall be the developer's responsibility.
 - d. An erosion and sediment control and grading plan shall be submitted with the construction plans. The erosion and sediment control plan will include temporary and permanent vegetative cover, structural measures, phasing and a maintenance and inspection program to address removal of sediment during construction and following any rainfall.
 - e. All utilities extended to the site and providing service within the site shall be located underground.
 - f. A main extension agreement must be executed with the Council Bluffs Water Works.
 - g. The developer shall maintain all clearances from existing electric facilities and pay all costs associated with extending or relocating any facilities. Based upon the route determined by MidAmerican Energy, the developer shall install the conduit system and provide the appropriate easements.
 - h. Fire hydrant spacing shall meet the minimum spacing limitations as required by the Fire Department and the Water Works.
 - i. Sidewalk shall be required as developed in the planned residential development plan.
2. Approve the Planned Residential Development Plan for River's Edge Subdivision as presented, subject to the following conditions:

- a. In order for these units to be sold individually, each 'townhouse' unit shall be built to comply with the 'dwelling unit separation' requirements as defined in the 2003 International Residential Code. A townhouse is a single family dwelling, constructed in a group of attached units with a zero-setback property line and separated by a 1-hour rated assembly.
 - b. Two off-street parking spaces are required for each housing unit.
 - c. Street lighting shall be installed by the developer at spacing to meet City standards, in accordance with the approved plan.
 - d. Preparation of a landscape plan including streetscape amenities for the development.
3. Rezone the property from R-4/High Density Multi-Family Residential District with a P-R/Planned Residential Overlay and A-2/Parks, Estates and Agricultural District to R-4/High Density Multi-Family Residential District with a P-R/Planned Residential Overlay and A-2/Parks, Estates and Agricultural District as shown on Attachment 'B'.

Public Hearing

Rose Brown, Urban Planner, Community Development Department, appeared before the Planning Commission in favor of the request. No one appeared in opposition.

Planning Commission Recommendation

The Planning Commission recommends:

1. Approve the preliminary plan for a subdivision to be known as River's Edge, subject to the notes and conditions cited in the staff report.
2. Approve the Planned Residential Development Plan for River's Edge Subdivision, subject to the conditions cited in the staff report.
3. Effective with final plat approval for the River's Edge, rezone as follows:
 - a. Proposed Block 1 of the final plat for River's Edge Subdivision from A-2/Parks, Estates and Agricultural District and R-4/High Density Multi-family Residential District with a P-R/Planned Residential Overlay to A-2/Parks, Estates and Agricultural District; and
 - b. Proposed Block 3 of the final plat for River's Edge Subdivision from R-4/High Density Multi-family Residential District with a P-R/Planned Residential Overlay to A-2/Parks, Estates and Agricultural District; and
 - c. Proposed Block 2 and Blocks 4 through 8 of the final plat for River's Edge Subdivision from A-2/Parks, Estates and Agricultural District and R-4/High Density Multi-family Residential District with a P-R/Planned Residential Overlay to R-4/High Density Multi-family Residential District with a P-R/Planned Residential Overlay.

VOTE: AYE 10 NAY 0 ABSTAIN 0 ABSENT 1 Motion: Carried

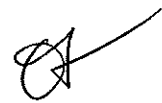
Attachments

Attachment 'A': existing zoning map
 Attachment 'B': proposed zoning map
 Attachment 'C': Preliminary subdivision plan
 Attachment 'D': Planned residential development plan

Owner: City of Council Bluffs

Engineer: HDR Engineering, Inc. – Chris Koenig, P.E., 8404 Indian Hills Road, Omaha, NE 68114-4098

Prepared by: Rose E. Brown, Urban Planner



Prepared by: City of Council Bluffs Legal Department, 209 Pearl Street, Council Bluffs, IA 51503 (712) 328-4620
Return to: City Clerk, 209 Pearl Street, Council Bluffs, IA 51503

ORDINANCE NO. 6018

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF COUNCIL BLUFFS, IOWA, AS ADOPTED BY REFERENCE IN SECTION 15.02.040 OF THE 2005 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY CHANGING THE DISTRICT DESIGNATION OF THE FORMER PLAYLAND PARK SITE LOCATED FROM NORTH 40TH STREET TO THE MISSOURI RIVER LEVEE BETWEEN AVENUE "B" AND INTERSTATE 480 RIGHT-OF-WAY, IN COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, FROM ITS PRESENT DESIGNATION AS R-4/HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT WITH A PR/PLANNED RESIDENTIAL OVERLAY AND A-2/PARKS, ESTATES AND AGRICULTURAL DISTRICT TO R-4/HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT WITH A PR/PLANNED RESIDENTIAL OVERLAY AND A-2/PARKS, ESTATES AND AGRICULTURAL DISTRICT, AS SET FORTH AND DEFINED IN CHAPTERS 15.11 AND 15.05 OF THE MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA.

BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA:

SECTION 1. That the Zoning Map of the City of Council Bluffs, Iowa, as adopted by reference in Section 15.02.040 of the Municipal Code of the City of Council Bluffs, Iowa, be and the same is hereby amended by changing the district designation of the former Playland Park site, from North 40th Street to the Missouri River Levee between Avenue "B" and the Interstate 480 right-of-way, as shown on the Attachment "B", as follows:

Proposed Block 1 of the final plat for River's Edge Subdivision from A-2/Parks, Estates and Agricultural and R-4/High Density Multi-family Residential with a PR/Planned Residential Overlay to A-2/Parks, Estates and Agricultural District;

Proposed Block 3 of the final plat for River's Edge Subdivision from R-4/High Density Multi-family Residential with a PR/Planned Residential Overlay to A-2/Parks, Estates and Agricultural District; and

Proposed Block 2 and Blocks 4 through 8 of the final plat for River's Edge Subdivision from A-2/Parks, Estates and Agricultural and R-4/High Density Multi-family Residential with a PR/Planned Residential Overlay to R-4/High Density Multi-family Residential with a PR/Planned Residential Overlay,

as set forth and defined in Chapters 15.11 and 15.05 of Title 15 "Zoning" of the 2005 Municipal Code of Council Bluffs, Iowa.

SECTION 2. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. Effective Date. This ordinance shall be in full force and effect **concurrent with final plat approval for River's Edge Subdivision**, and following publication, as provided by law.

PASSED
AND _____, 2008
APPROVED

THOMAS P. HANAFAN Mayor

Attest:

JUDITH RIDGELEY City Clerk

FIRST CONSIDERATION: November 24, 2008
SECOND CONSIDERATION: December 8, 2008
PUBLIC HEARING: December 8, 2008
THIRD CONSIDERATION: _____

CASE #ZC-08-013, CASE #SUB-08-010 and CASE #PR-08-005

EXISTING ZONING

Missouri River

Missouri River levee

A-1

R-2

R-2

R-2 R-2 R-2

R-3

R-3

R-3

R-3

R-3

R-3

R-3

A-2

R-4
P/R

SUBJECT PROPERTY

I-480

R-3

A-2

R-3

R-3

Dodge Park Golf Course

A-3

A-2

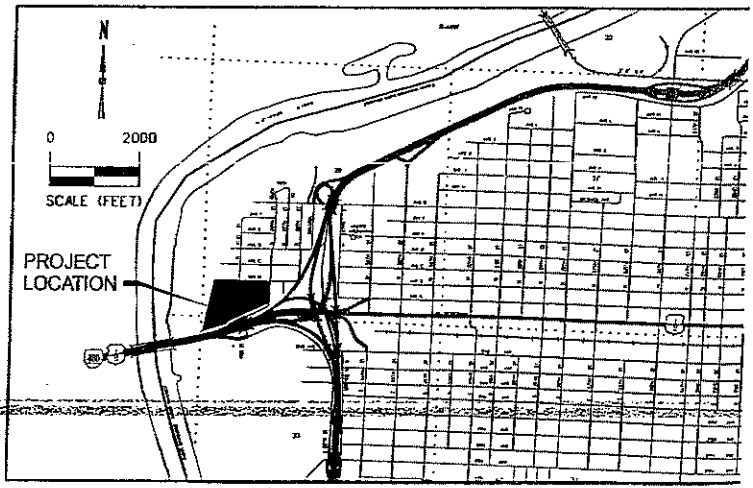
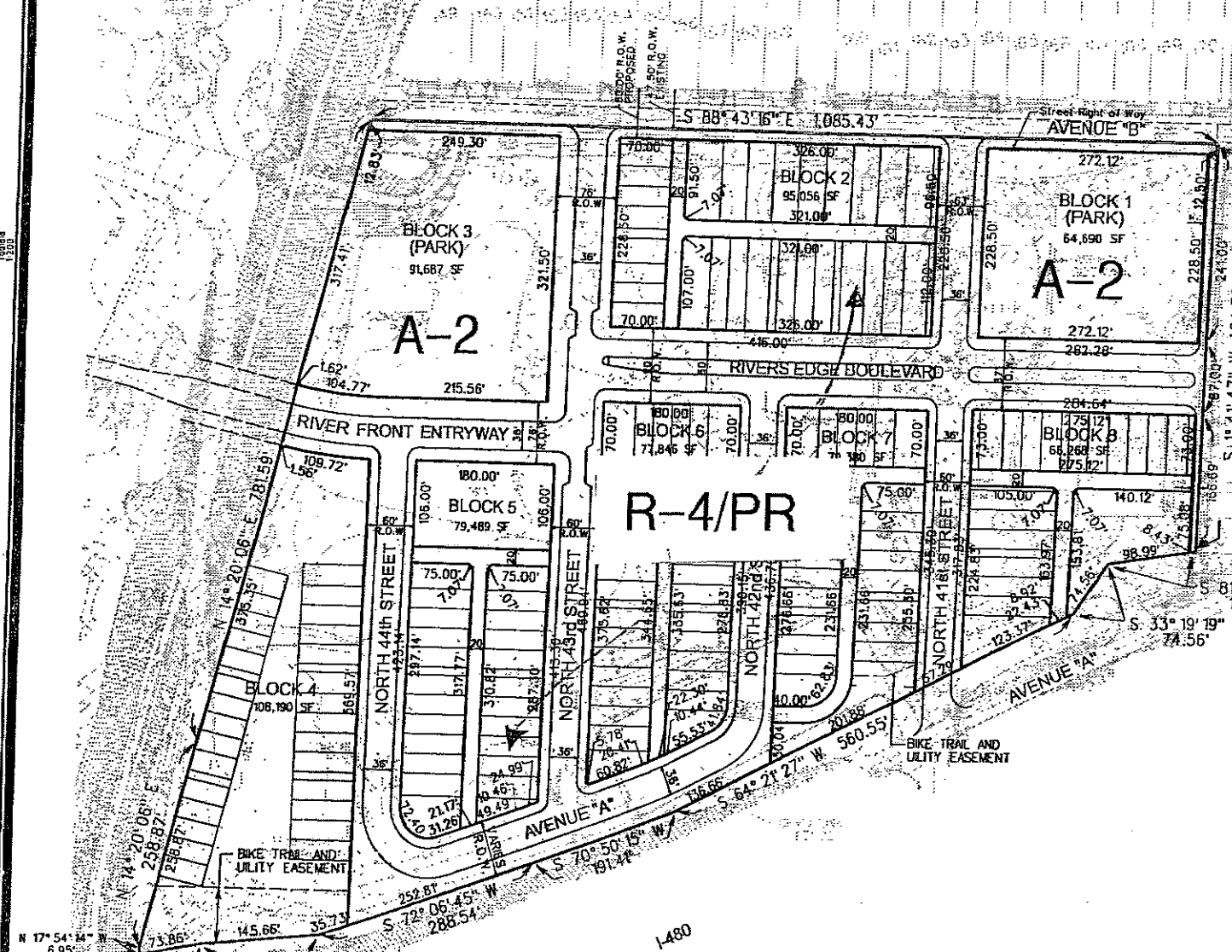
Legend

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A-2	C-2	I-3	R-1M	
A-3	C-3	PC	R-2	
AP	C-4	PI	R-3	



PROPOSED ZONING

AVENUE "C"



1998/2008
81242 AD

1998/2008
81242 AD

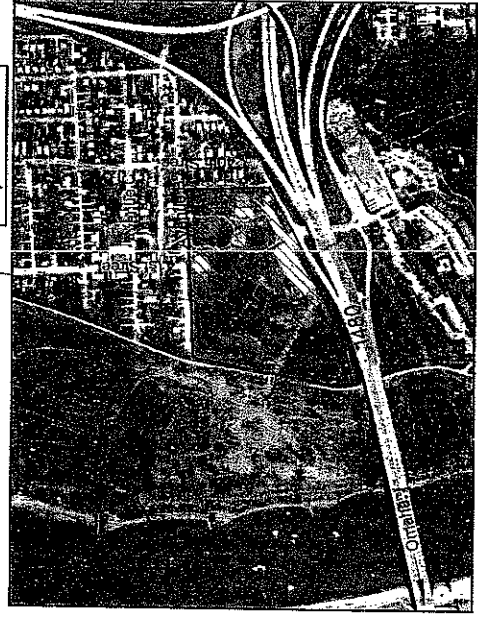
1998/2008
81242 AD

River's Edge Subdivision City of Council Bluffs Council Bluffs, Iowa

Project No.
81683

Council Bluffs, Iowa
October, 2008

Project Location



Location Map

Drawing Index

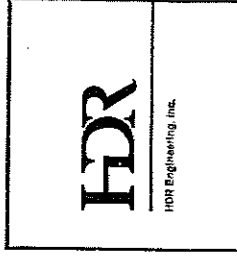
G-01 Cover Sheet
G-02 Preliminary Plan

General Subdivision Plans

C-01 Existing Conditions
C-02 Site Plan
C-03 Site Utility Plan
C-04 Typical Roadway Sections
C-05 Typical Roadway Sections

Phase I Plan and Profile Sheets

PP-01 Plan and Profile Storm Sewer.....Trunk Line Outfall
PP-02 Plan and Profile Storm Sewer.....Trunk Line Avenue "A"
PP-03 Plan and Profile Storm Sewer.....Trunk Line North 41st Street
PP-04 Plan and Profile Sanitary Sewer.....North 41st Street
PP-05 Plan and Profile Storm Sewer.....Trunk Line and Sanitary Sewer North 43rd Street
PP-06 Plan and Profile Storm Sewer.....Trunk Line River Front Entryway
PP-07 Plan and Profile Storm Sewer.....Trunk Line River's Edge Boulevard (North Side)
PP-08 Plan and Profile Storm Sewer.....Trunk Line River's Edge Boulevard (South Side)
PP-09 Plan and Profile Sanitary Sewer.....Block 2 Alleys
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PP-11 Plan and Profile Street Centerline.....North 44th Street to North 42nd Street
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PP-17 Plan and Profile Sanitary Sewer.....Block 7 North/South Alley
PP-18 Plan and Profile Sanitary Sewer.....Block 8 North/South Alley
PP-19 Plan and Profile Sanitary Sewer.....East North/South Alley

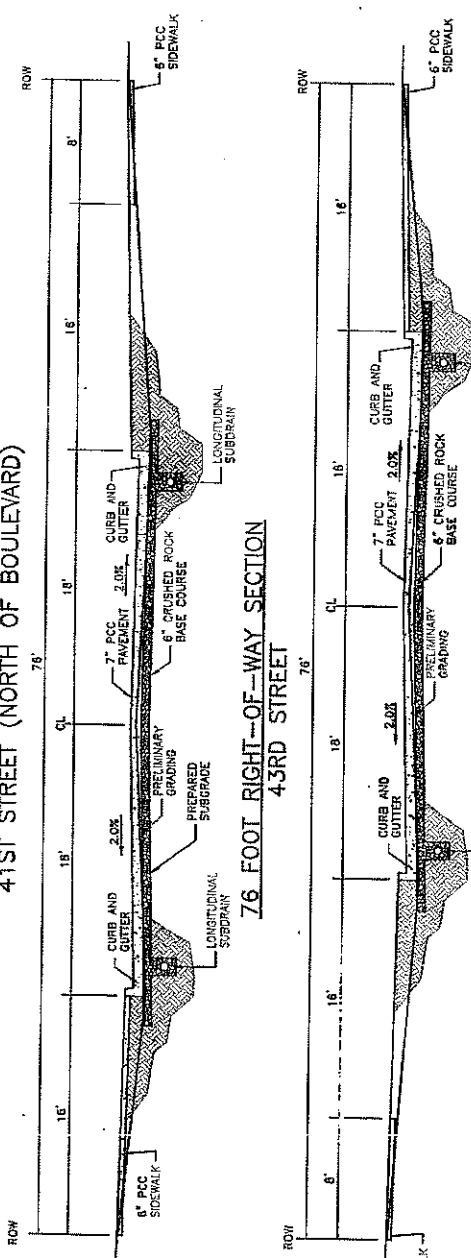
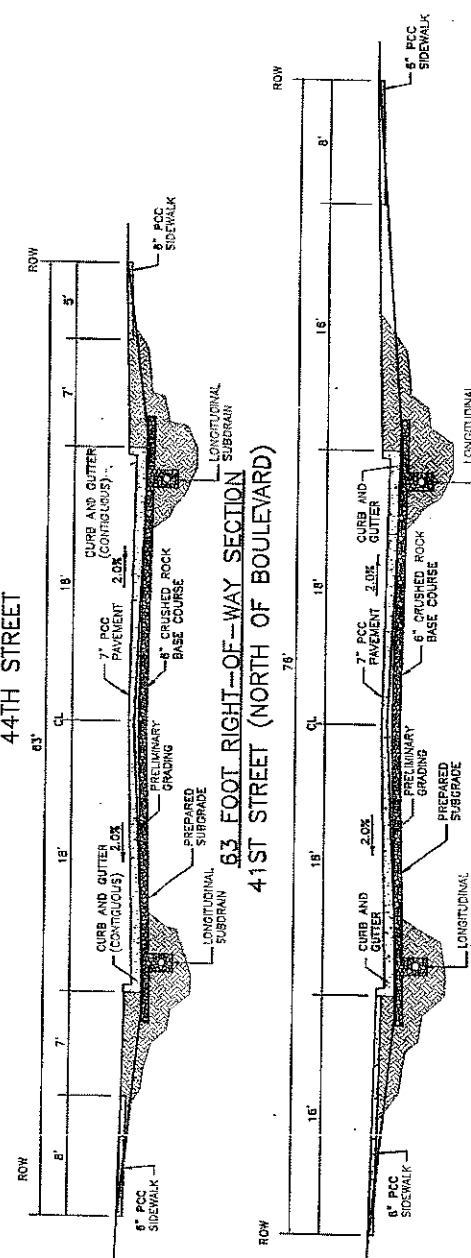
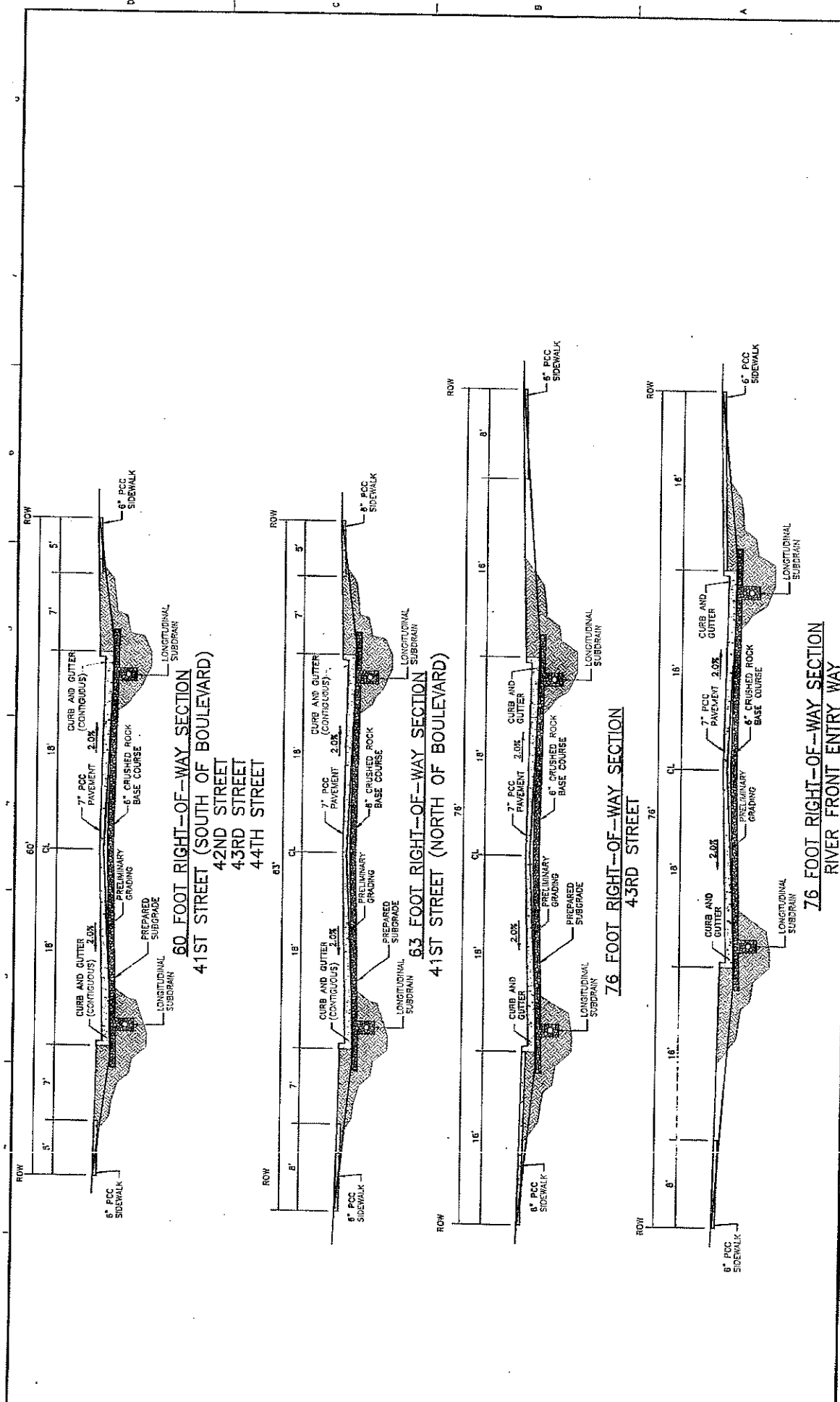


	I hereby certify that the foregoing document was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa. Christopher A. Hoyer PROFESSIONAL ENGINEER State of Iowa No. 10114
	Date: 12/11/08 Title: Preliminary Plat Drawings

SE #ZC-08-013, SUB-08-010, PR-08-005

Preliminary Plat Drawings

ATTACHMENT C



76 FOOT RIGHT-OF-WAY SECTION
 RIVER FRONT ENTRY WAY

HDR
 Engineering, Inc.

Project Manager: C/P

ISSUE	DATE	DESCRIPTION
03	11/14/2004	FINAL SUBMITAL
02	01/22/2005	100% CLIENT REVIEW
01	07/11/04	50% CLIENT REVIEW

Project Number: P1883

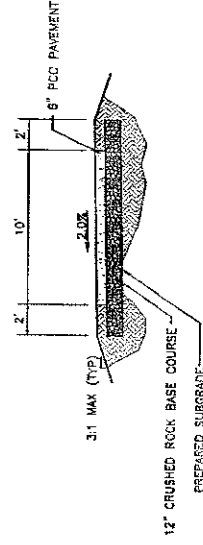
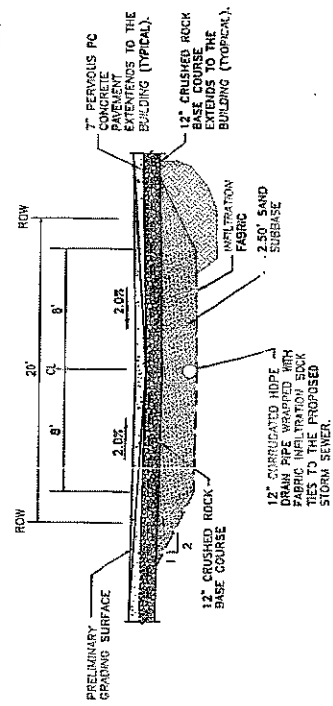
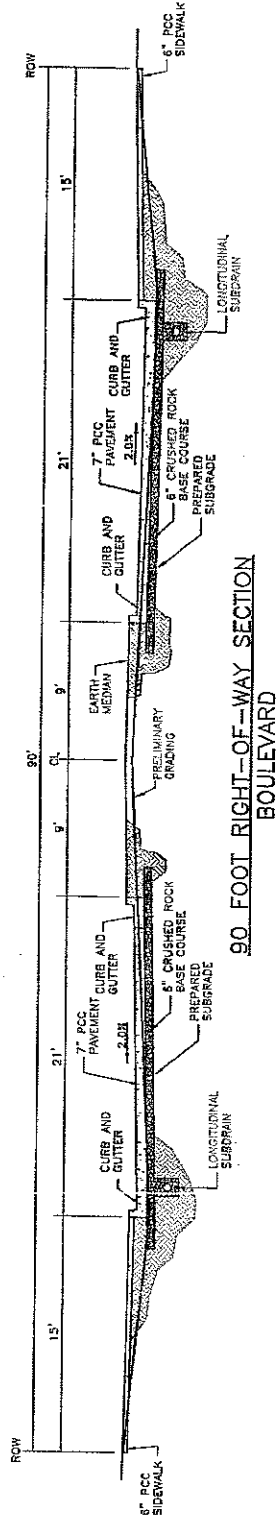
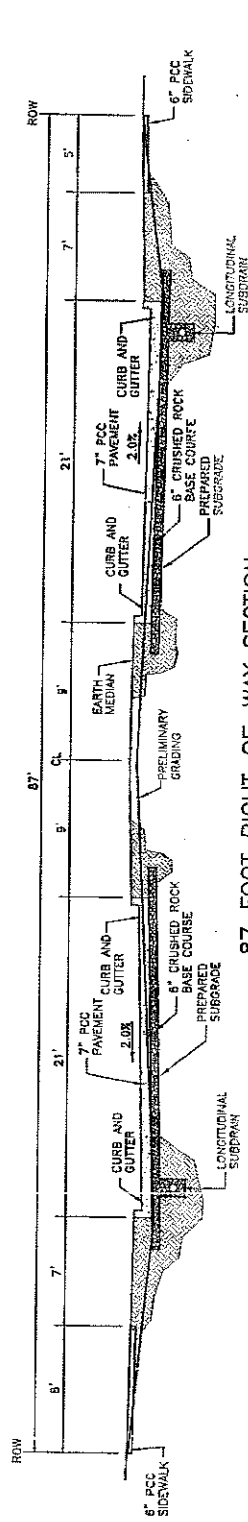
River's Edge Subdivision
 Preliminary Plat
 City of Council Bluffs

Scale: 1" = 10'

Typical Roadway Sections

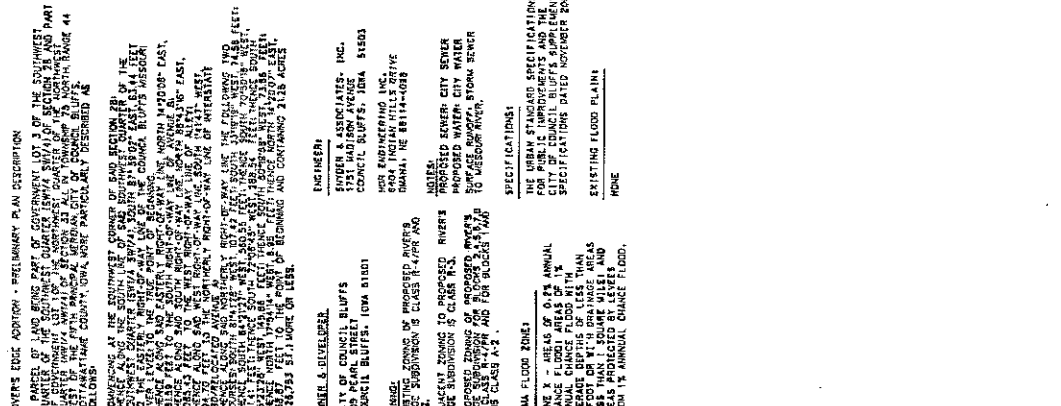
Sheet: C-04

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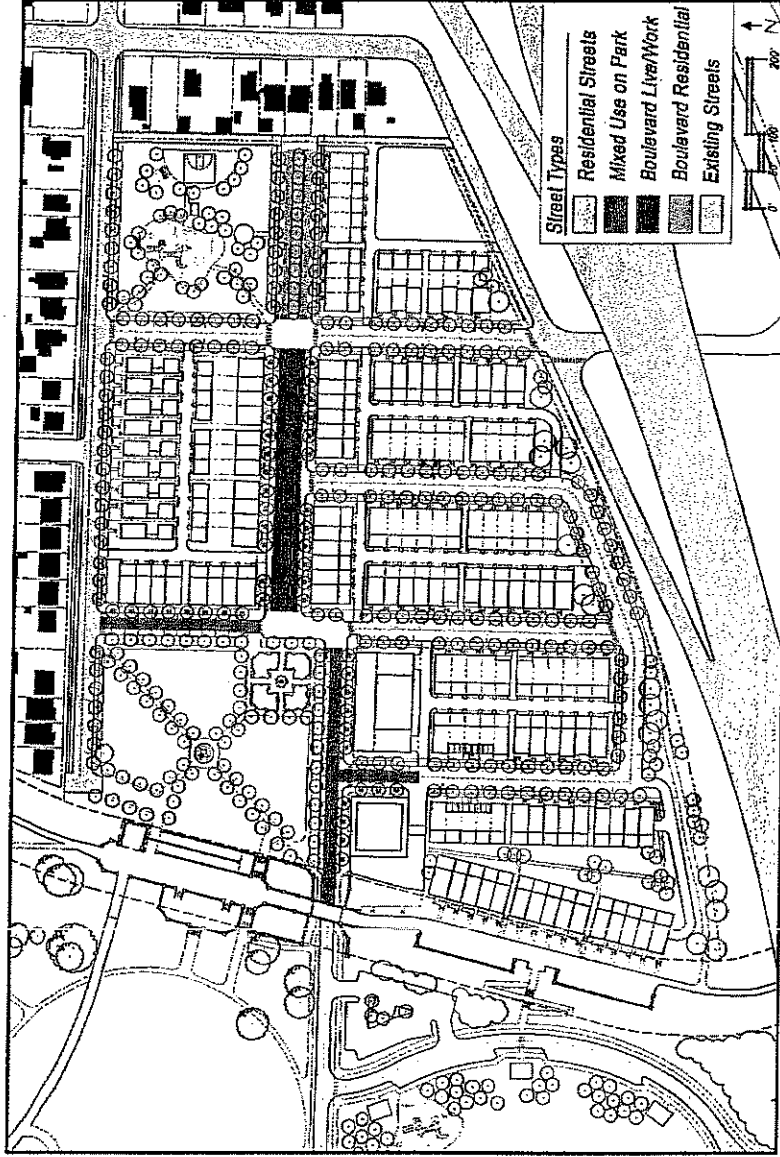
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Design Guidelines Playland Park Master Plan



Street Types

The streets in the Playland Park neighborhood will be a major part of the public realm. They will serve pedestrians, bicyclists, and vehicles and will connect the neighborhood to the new regional park along the river, Council Bluffs trail system, and the existing neighborhood to the north and east.

There will be three street types; all are tree-lined. The neighborhood's central boulevard will have wide sidewalks, street trees in tree grates and a planted median. The

commercial streets surrounding the neighborhood green will also have wide sidewalks to encourage pedestrian commercial activity. Street trees along commercial streets will be planted in grates to accommodate the higher level of traffic. Residential streets have slightly narrower sidewalks, with a landscaped parkway wide enough to grow sufficiently healthy street trees.



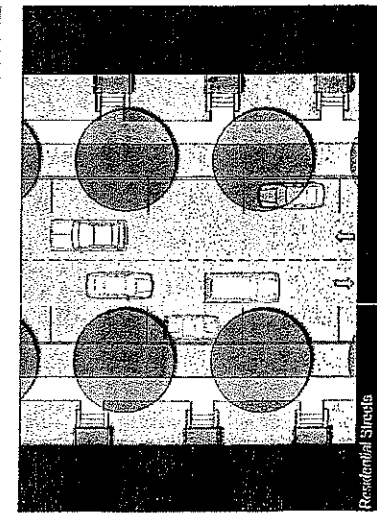
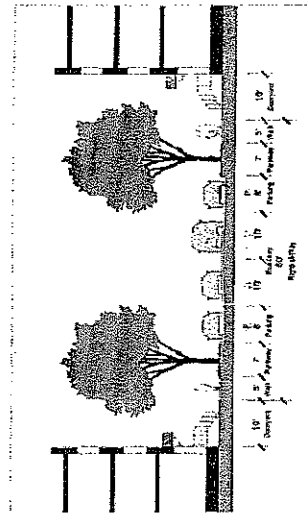
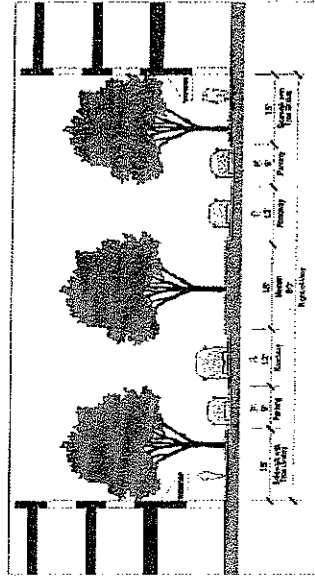
Residential street in Minneapolis, Minnesota



Boulevard in Denver, Colorado

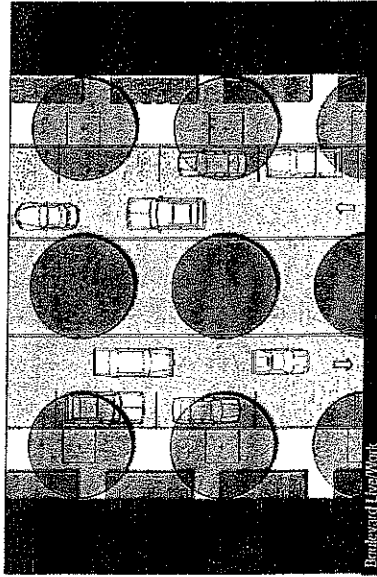


Residential street in Charleston, South Carolina



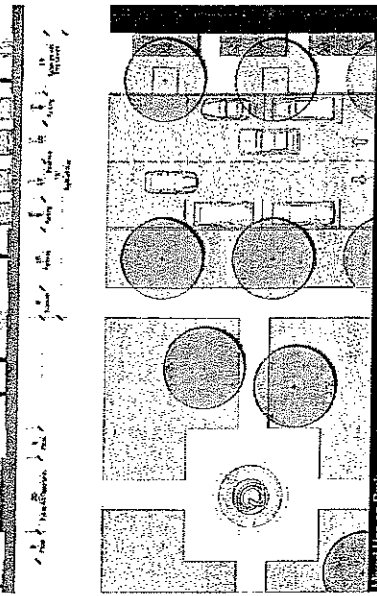
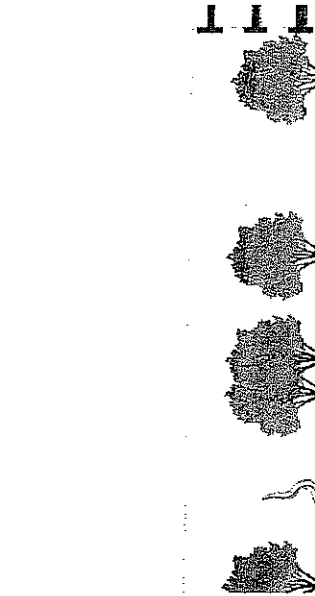
Residential Streets

The residential street is designed to create safe and quiet surroundings. The 10' dooryard provides privacy by separating homes from the activity along the street. The sidewalk, landscaped parkway and parking lanes create a comfortable pedestrian environment that maintains a sense of enclosure while adequately buffering pedestrians from street traffic.



Boulevard Live/Work

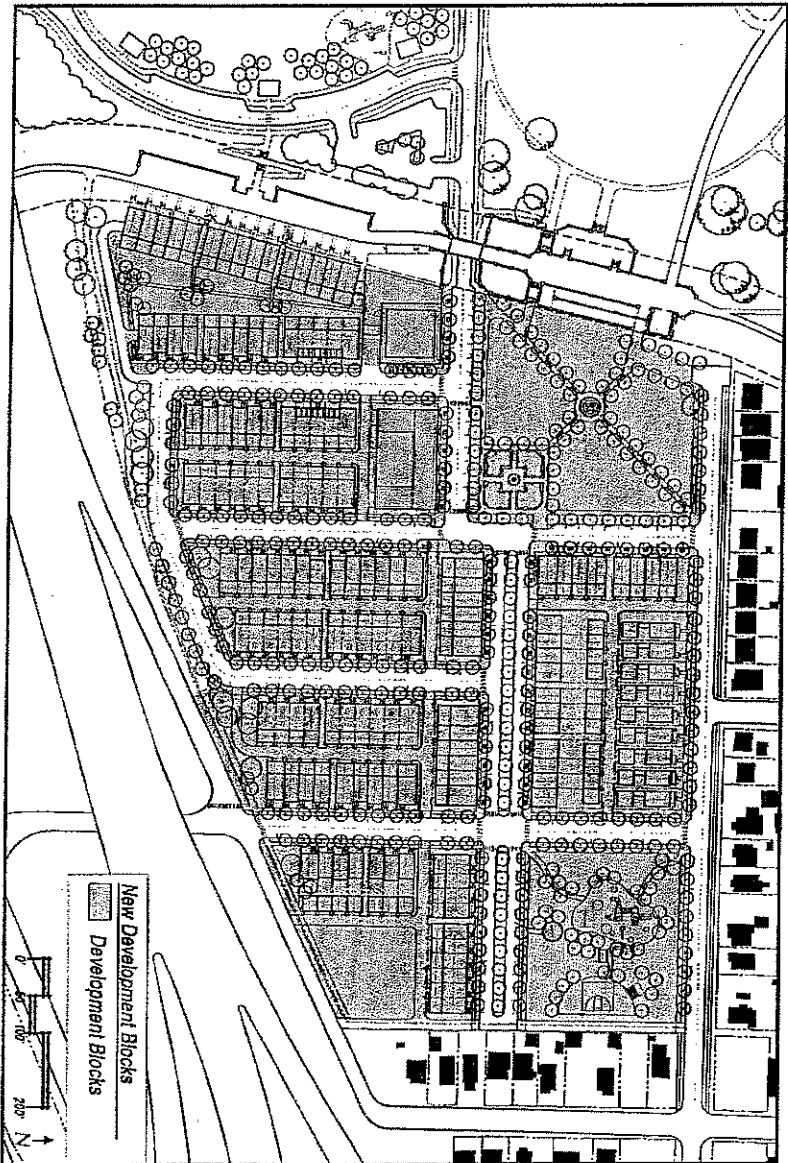
The boulevard with median serves a dual function. The formality of the planted median and tree grates indicates the road's primary organizing role in the area and directs traffic to the riverfront plaza and retail center. The placement of live/work units along the street also encourages street-level activity along the entire length of the boulevard and throughout the neighborhood.



Mixed Use on Park

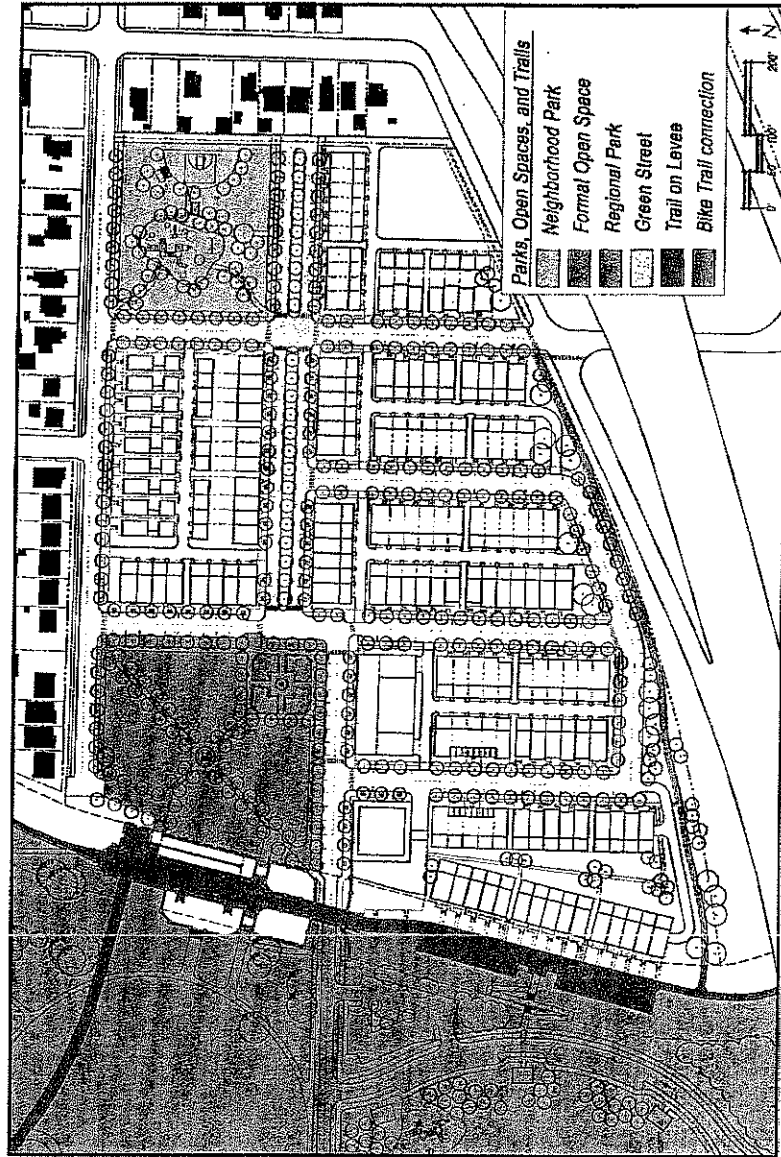
Mixed Use on Park

The mixed use street creates a public setting that encourages the widest variety of activities. The formal park and public art are a recreational destination for neighborhood residents and visitors alike. The park activity, in turn, leverages commercial activity along the opposite side of the street, where wide sidewalks provide opportunities for window shopping, outdoor dining and/or displays.



Block Structure

The block structure of Playland Park will be a modified grid. The modified grid integrates the neighborhood into the existing residential development to the north and east, while still accommodating the constraints the Interstate and levee place on the street system. Blocks are short, not more than 500' in length, to encourage pedestrian activity.



Tree lines streets in Southlake, Texas



Playground Equipment in Council Bluffs, Iowa



Formal green in Orlando, Florida

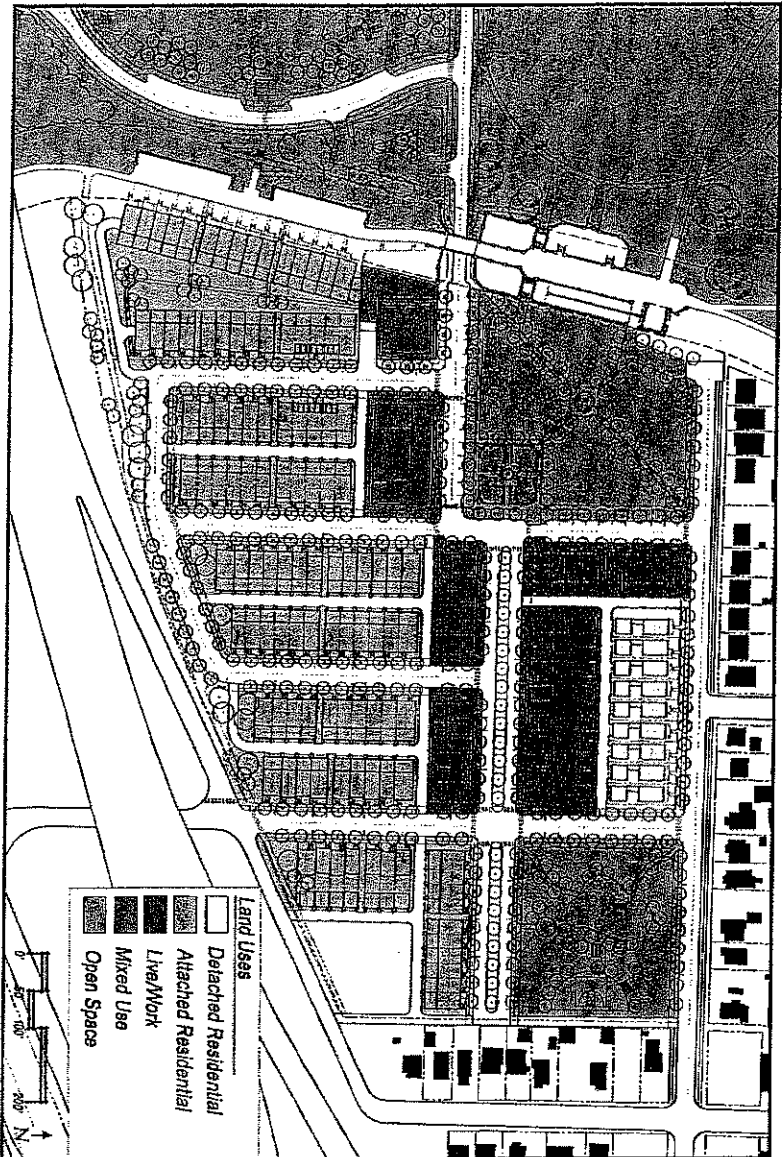


Popular trail in Omaha, Nebraska

Parks, Open Spaces, and Trails

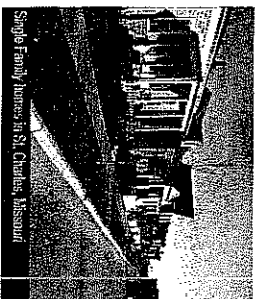
Open space is Playland Park's primary asset. The activity center of the existing neighborhood park will remain in the same general location in the proposed design to preserve a community amenity and transition from existing to new development. A formal green is also planned for the dry-side landing of the pedestrian bridge. Although this space is not programmed, it is intended to be a gathering space for families or temporary location for vendors during large events. This green space is also the western visual terminus of the boulevard and will contain two

significant features such as statues, fountains or other public art. The regional park will contain spaces for both active and passive play. It will include three distinct gathering spaces for events of all sizes. The trail on the levee will be enhanced with ramps to access both the east and west sides of the levee. The Missouri River Pedestrian Bridge will also link the trail with the Omaha trail system.

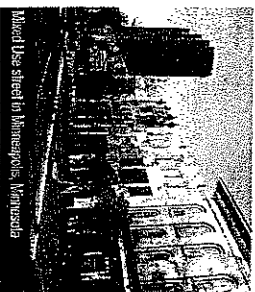


Land Uses

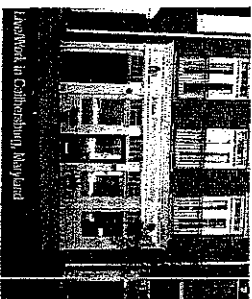
The Playland Park site will be a mixed-use neighborhood with multi-family homes, a small number of single family homes, and mixed-use residential/commercial buildings. In keeping with the open space of the site's previous uses, the neighborhood will be structured around two public green spaces – a neighborhood park on the east and a formal neighborhood green on the west.



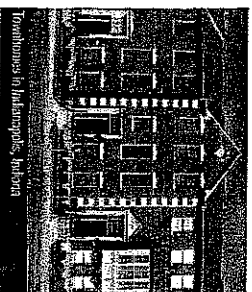
Single Family Homes in St. Charles, Missouri



Mixed Use Street in Minneapolis, Minnesota



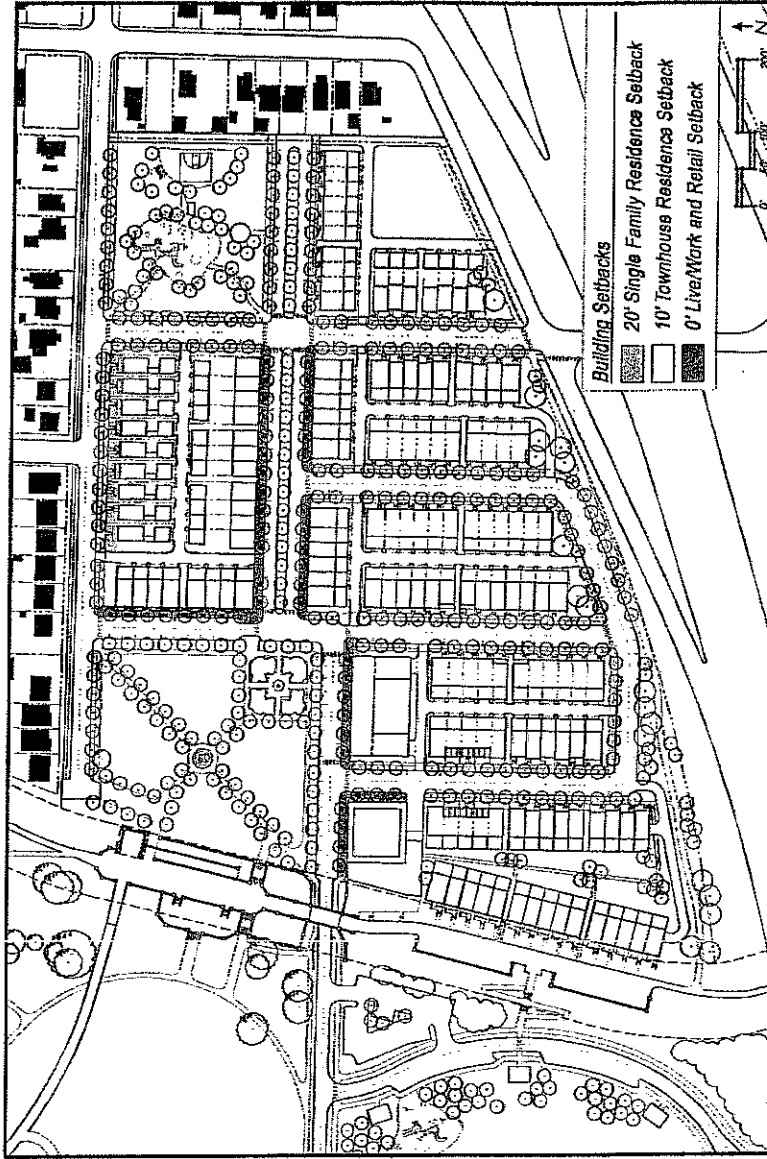
Townhouses in Baltimore, Maryland



Townhouses in Baltimore, Maryland



Open space in Savannah, Georgia

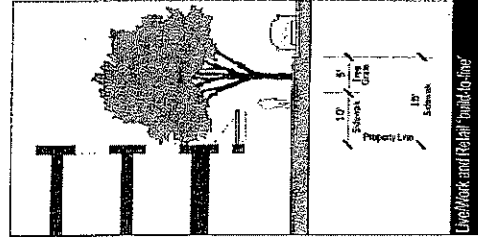
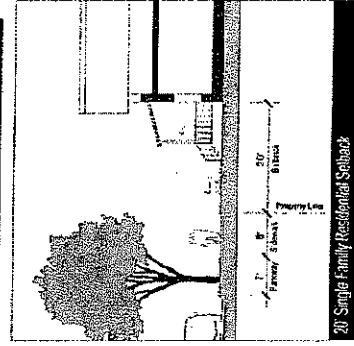
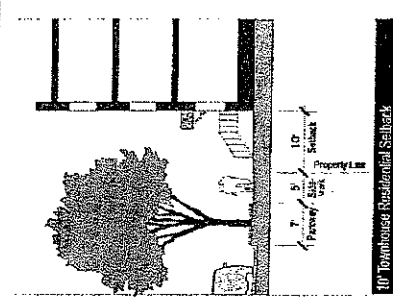
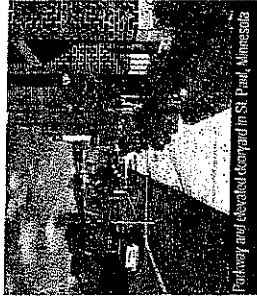


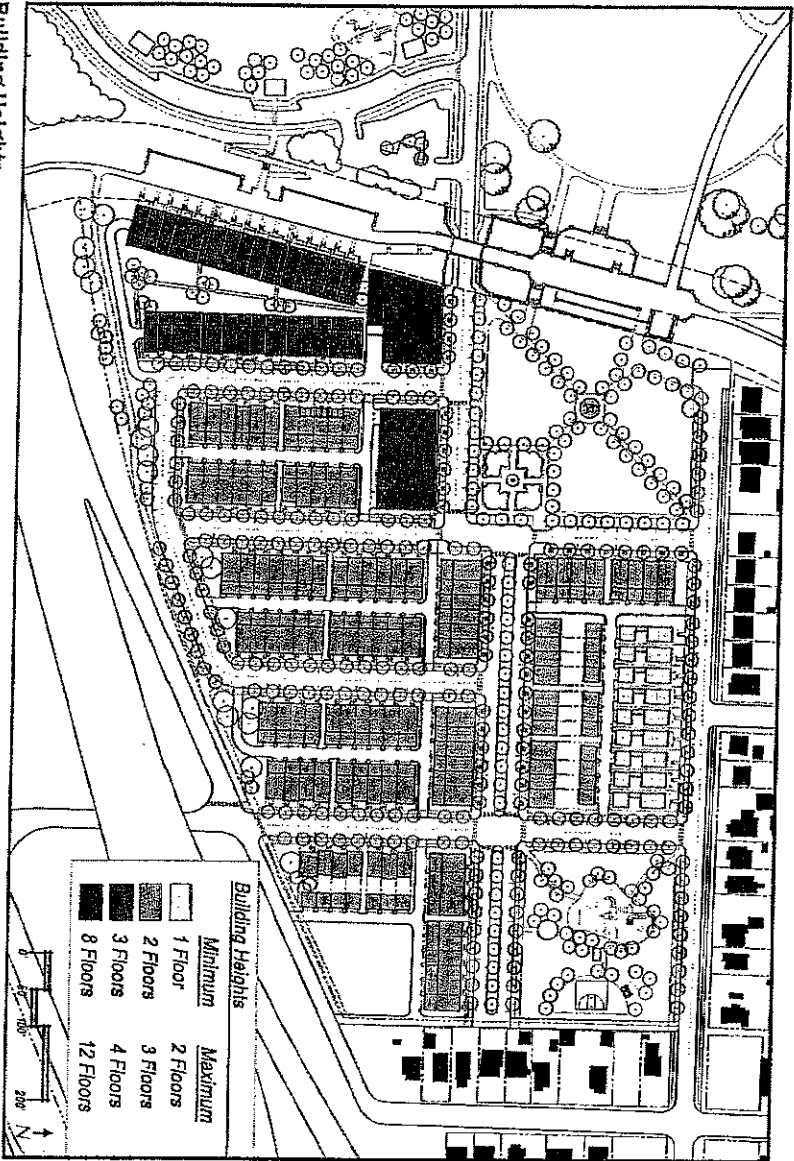
Building Setbacks

Buildings within the Playland Park site will have designated setback requirements. These requirements, combined with other guidelines in this section, will help ensure a strong urban building wall and a high quality public realm. Buildings along the boulevard should be placed zero feet from the property line. This "build-to line" allows for a 15 foot sidewalk to create a generous sidewalk/pedestrian realm. Buildings along the commercial streets will have a zero foot setback to allow for sidewalk seating for retail, creating a 16 foot wide sidewalk from back of curb

to retail door. Single family houses will have a 20 foot setback from the property line at the sidewalk. Townhomes will have a 10 foot setback from the property line at the sidewalk.

Seventy-five percent (75%) of the linear frontage of the setback zones should be occupied by buildings. This will help ensure a strong urban wall along the street. The remaining 25% of the linear frontage of the setback zone will provide design flexibility for the façade and can be utilized for pedestrian entrances, gardens, courts, or plazas.



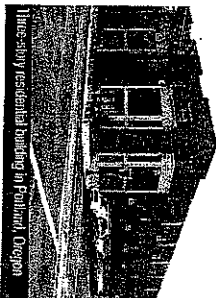


Building Heights

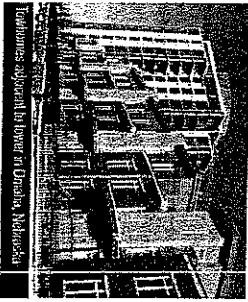
Most of the buildings in the Playland Park redevelopment will be between two and four stories in height, with the exception of the one taller 8-10 story mixed use building next to the cut in the levee. Heights near the levee will be the tallest, taking advantage of the views to the Missouri River and the downtown Omaha skyline. Building heights will transition lower into the existing neighborhood that is mostly one to two story single family homes. Detached garages shall be a maximum of 2 stories in height to allow for a small residential unit, or loft above the garage.



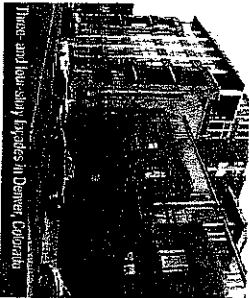
Residence above retail in Springfield, Missouri



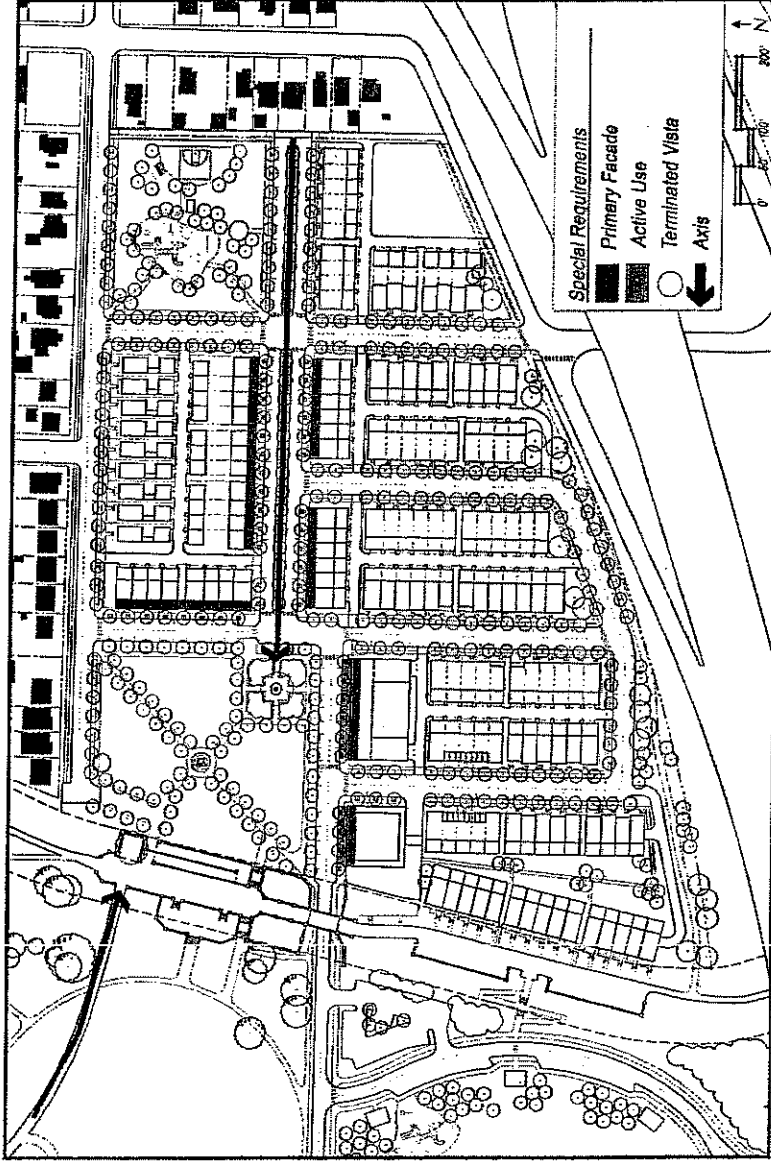
Three-story residential building in Portland, Oregon



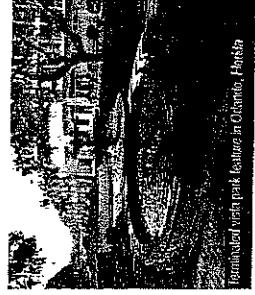
Buildings adjacent to lower in Omaha, Nebraska



Three- and four-story buildings in Denver, Colorado



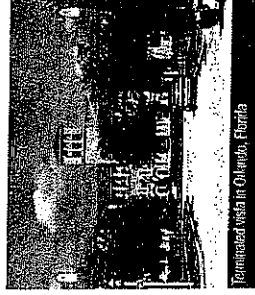
Terminated vista park feature in Mobile, Alabama



Terminated vista park feature in Orlando, Florida



Terminated vista in Glen Ellyn, Illinois



Terminated vista in Orlando, Florida

Special Requirements

The design of individual buildings within the Playland Park site should respond to key functional and aesthetic cues, such as prominent view corridors and open spaces. The mixed-use buildings that front onto the boulevard or formal green should be lined by retail storefronts and live/work shops. These storefronts, designed to be open to the sidewalk, help to activate the public realm and establish Playland Park as a "people place." These mixed used buildings will be highly visible from the levee, Missouri River Pedestrian Bridge and the formal green.

Primary facades and important corners should receive special architectural features, such as facade enhancements, turrets, and/or entrance embellishments. The west end of the boulevard should be terminated with a vertical element such as a statue, fountain or other public art.